

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



December 4, 2012

Jon S. Traw, Building Official  
City of Monterey Park  
320 West Newmark Avenue  
Monterey Park, CA 91754-2896

Dear Mr. Traw:

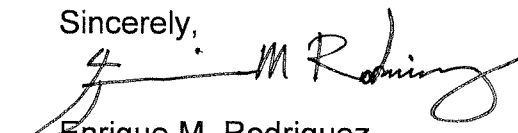
This letter is to acknowledge receipt on November 28, 2012 of the City of Monterey Park submittal pertaining to Ordinance Nos. 2080, 2082, and 2093, with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code §17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the findings and the modifications or changes have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing. As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published.

In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [Health and Safety Code Section 13869.7(c)], ATTENTION: State Housing Law Program Manager, rather than the Commission. Likewise, ordinances containing energy efficiency standards may require approval from the California Energy Commission pursuant to Public Resources Code Section 25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

  
Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

# CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896  
[www.ci.monterey-park.ca.us](http://www.ci.monterey-park.ca.us)



**City Council**  
Mitchell Ing  
David T. Lau  
Teresa Real Sebastian  
Anthony Wong

**City Clerk**  
David Barron

**City Treasurer**  
Joseph Leon

11/26/2012

California Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833

RE: City of Monterey Park, California, Building Ordinances

To Whom It May Concern:

The City of Monterey Park has adopted several ordinances including:

1. 2010 Building, Residential, Plumbing, Mechanical, Green Building Code Standard and Electrical Codes of the State of California. Ordinance 2080
2. Revision to the formatting of the sprinkler requirements in the 2010 Building and Fire Codes.
3. Amendments to the 2010 Green Building Code Standard of the State of California that are reasonably necessary in order to implement the City's adopted Climate Action Plan.

The City of Monterey Park has recommended changes and modifications to the Codes and have advised that certain said changes and modifications to the 2010 Editions of the California Building, Plumbing, Green Building Code Standard and Electrical Codes are reasonably necessary due to local conditions in the City of Monterey Park and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code or are reasonably necessary to safeguard life and property within the City of Monterey Park.

The enclosed City Ordinances are included for your files.

If additional information is desired please telephone this office at (626) 307-1300.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon S. Traw".

Jon S. Traw  
Building Official

## RESOLUTION NO. 11517

### A RESOLUTION APPROVING A NEGATIVE DECLARATION FOR THE MONTEREY PARK CLIMATE ACTION PLAN ("CAP") AND ADOPTING THE CAP BY REFERENCE

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. On March 2, 2012, the City initiated an application to approve a Climate Action Plan ("CAP") to implement various "green strategies" identified by the community including, without limitation, the California Global Warming Solutions Act (AB 32) (the "Project");
- B. The Project is intended to reduce the City of Monterey Park's greenhouse gas emissions to 15 percent below the 2009 baseline levels by 2020 and sets a goal of achieving greenhouse gas emissions of 49 percent below 2009 baseline levels by 2035;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- D. An Initial Study was prepared pursuant to the requirements of CEQA. A Negative Declaration was prepared and circulated for public review and comment from August 2, 2012 to August 21, 2012;
- E. The Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for August 28, 2012;
- F. On August 28, 2012, the Commission held a public hearing to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Commission by City staff and public testimony;
- G. Following the public hearing, the Planning Commission adopted Resolution No. 07-12 recommending City Council approval of the Project;
- H. On September 19, 2012 the City Council held a public hearing and considered the information provided by City staff and public testimony;
- I. On September 19, 2012 the City Council introduced Ordinance No. 2093

to add Greenhouse Gas Reduction requirements to the Monterey Park Municipal Code; and

- J. This Resolution and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the Council at its September 19, 2012 hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds that the CAP is designed to help the community to reduce its greenhouse gas emissions to 15 percent below the 2009 baseline levels by year 2020 which is in compliance with the California Global Warming Solutions Act's (AB 32) targeted goal.

SECTION 3: *Environmental Assessment.* The City Council makes the following environmental findings:

- A. Because of the facts identified in Section 2 of this Resolution, the proposed project was analyzed for its environmental impacts and a Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment. A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from August 2, 2012 through August 21, 2012.
- B. The prepared negative declaration for the Project concludes that all identified environmental impacts that would result from the Project would be at a less than significant level.
- C. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the Community Development Department, City of Monterey Park, 320 West Newmark Avenue. The custodian of records is the Director of Community Development.
- D. When considering the whole record for the draft Initial Study and Negative Declaration, there is no evidence that the project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project involves no new construction or site alteration.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project.



SECTION 4: *General Plan.* The proposed project conforms with the City's General Plan as follows:

- A. Economic Development Element *Goal 5.0: Establish the downtown as a local-serving mixed use district* and Land Use Element Policy 1.3: *Accommodate the pedestrian in all public and private downtown improvement projects.* The Climate Action Plan **Greenhouse Gas (GHG) Reduction Strategy LU1** focuses reduction measures in the downtown area where mixed-use development opportunities are encouraged and promote walking, biking and use of public transit. Increasing the availability, the effectiveness and the use of transit could result in a 0.5% reduction in overall vehicle miles traveled (VMT) in the City by 2020.
- B. Land Use Element *Goal 7.0: Establish Monterey Pass Road as a prime location for new technology-oriented businesses and create a business district that offers opportunities for a range of complementary businesses.* The Climate Action Plan **GHG Reduction Strategy LU2** focuses on the creating service nodes along this corridor that emphasizes opportunities for walking, biking and short-distance vehicular trips by allowing certain commercial uses to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the Zoning Ordinance to allow for commercial and retail services within or in close proximity to employment centers.

SECTION 5: *Approvals.*

- A. The City Council approves the CAP attached as Exhibits 2 and 5, and incorporated by reference.
- B. Once adopted, the CAP may be used in the cumulative impacts analysis of later City projects pursuant to CEQA Guidelines § 15183.5(b)(1), because:
  - 1. The CAP quantifies greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within the City of Monterey Park by providing an estimate of existing and future emissions for the City of Monterey Park. Existing emissions totaled 418,398 MT CO<sub>2</sub>e per year in 2009 (as shown on page 17 of the CAP);
  - 2. The CAP establishes a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable, by adopting a GHG reduction target that is consistent with guidance in the Scoping Plan and with the approach taken by other

jurisdictions, which is to achieve an emissions level 15% below existing (2009) levels by 2020 (as stated on page 19 of the CAP);

3. The CAP identifies and analyzes the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the City by estimating the level of growth (population, land development, and employment) anticipated in the City and estimating the GHG emissions associated with those activities, without implementation of a CAP, in 2020 (447,600 MT CO<sub>2</sub>e per year as shown on page 18 of the CAP);
4. The CAP specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level, as set forth in Section 4 of the CAP, demonstrating a reduction of 17% below existing emissions, which surpasses the goal of 15%;
5. The CAP establishes a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels as set forth in Section 5 of the CAP;
6. The CAP is being adopted in a public process following environmental review under CEQA.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.


SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution must be mailed to any person requesting a copy.

SECTION 11: This Resolution is the City Council's final decision and will become effective immediately upon adoption.

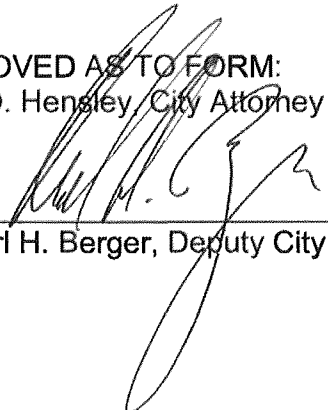
**PASSED, APPROVED AND ADOPTED this 19<sup>th</sup> day of September.**

  
\_\_\_\_\_  
Mitchell Ing, Mayor

ATTEST:

  
\_\_\_\_\_  
David M. Barron, City Clerk


APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By:   
\_\_\_\_\_  
Karl H. Berger, Deputy City Attorney

STATE OF CALIFORNIA           )  
COUNTY OF LOS ANGELES    )     SS  
CITY OF MONTEREY PARK       )

I, DAVID M. BARRON, CMC, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11517 was duly adopted by the City Council of the City of Monterey Park at a Regular Meeting held on the 19<sup>th</sup> of September 2012, by the following vote:

Ayes:	Council Members: Lau, Wong, Real Sebastian, Ing
Noes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None

  
\_\_\_\_\_  
David M. Barron, CMC, City Clerk  
City of Monterey Park, California

## **ORDINANCE NO. 2093**

### **AN ORDINANCE AMENDING CHAPTER 16.17 OF THE MUNICIPAL CODE (GREEN BUILDING STANDARDS CODE) IN ITS ENTIRETY TO ADOPT BY REFERENCE APPENDIX A4 AND A5 TIER LEVEL 1 OF THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH AMENDMENTS.**

The City Council does ordain as follows:

#### **SECTION 1:** The City Council finds and declares as follows:

- A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, *et seq.*;
- B. In accordance with Health and Safety Code § 17958.7, it is in the public interest to re-adopt the 2010 California Green Building Standards Code with the amendments set forth in this Ordinance ("Green Code").

**SECTION 2:** After due consideration, the City Council finds and determines that due to local climatic, geological, or topographical conditions, that amendments, additions, and deletions to the Green Code are reasonably necessary to provide sufficient and effective levels of safety for the protection of life, health and property. Specifically, such amendments are justified as follows:

- A. The design, construction, and maintenance of buildings and structures within the city can have a significant impact on the city's environmental sustainability, resource usage, energy efficiency, waste management, and the health and productivity of residents, workers, and visitors over the life of the building.
- B. The construction of new structures has a direct impact on greenhouse gas emissions for climate control. Provisions requiring low volatile organic compounds (VOC) in building materials assist in lowering these emissions.
- C. Water conservation is important in the region due to local geography and climate. Provisions encouraging low water use plumbing fixtures and irrigation system control devices help to conserve our water resources.
- D. State mandated energy efficiency standards are addressed by the required use of Energy Star appliances and installation of photovoltaic systems.
- E. Requiring commercial and residential projects to incorporate green building measures is necessary to achieve the public health and welfare benefits of green building.

**SECTION 3:** Chapter 16.17 of the Monterey Park Municipal Code ("MPMC") is amended in its entirety to read as follows:

**“Section 2. Chapter 16.17 GREEN BUILDING STANDARDS CODE**

- 16.17.010 Document adopted by reference.
- 16.17.020 Reference to administrative provisions.
- 16.17.030 Section 202 added—Low-Rise Residential Building Definition.
- 16.17.040 Sections 202 amended—Sustainability Definition.
- 16.17.050 Section 4.304.1 amended—Irrigation Controllers.
- 16.17.060 Section A4.103 amended-Site Selection.
- 16.17.070 Section A4.105 amended-Deconstruction and Reuse of Existing Materials.
- 16.17.080 Section A4.106.1 amended-Building Orientation.
- 16.17.090 Section A4.201 amended-Scope.
- 16.17.100 Section A4.206.1 amended-Air Sealing Package.
- 16.17.110 Section A4.207.1 amended-HVAC Design, Equipment and Installation for New Residential Buildings.
- 16.17.120 Section A4.211.1 amended-Renewable Energy Alternative.
- 16.17.130 Section A4.304-Irrigation controllers deleted.
- 16.17.140 Sections A4.305-Water Reuse Systems, A4.403.1-Foundation Systems, A4.404-Efficient Framing Techniques, A4.405-Material Sources and A4.407-Water Resistance and Moisture Management deleted.
- 16.17.150 Section A4.408.1 amended-Construction waste reduction of at least 60 percent.
- 16.17.160 Division A4.5-Environmental Quality deleted.
- 16.17.170 Section A5.103 amended-Site Selection.
- 16.17.180 Section A5.104-Site Preservation deleted.
- 16.17.190 Section A5.106.4 amended-Bicycle parking and changing rooms.
- 16.17.200 Section A5.106.5.1 amended-Designated Parking for Fuel-Efficient Vehicles.
- 16.17.210 Sections A5.106.6-Parking Capacity and A5.106.6.1-Reduced Parking Capacity deleted.
- 16.17.220 Section A5.106.9 amended-Building orientation.
- 16.17.230 Section A5.201.1 amended-Scope.
- 16.17.240 Section A5.204.1 amended-Energy Star Equipment and Appliances.
- 16.17.250 Sections A5.204.2-Energy Monitoring, A5.204.3-Demand Response and A5.204.4-Commissioning deleted.
- 16.17.260 Section A5.204.6 amended-Building Orientation and Shading.
- 16.17.270 Sections A5.212-Elevators, Escalators and Other Equipment and A5.213-Energy Efficient Steel Framing deleted.
- 16.17.280 Section A5.303.2.3.1 is amended-30 percent savings.
- 16.17.290 Section A5.304-Outdoor Water Use deleted.
- 16.17.300 Sections A5.404-Efficient Framing Techniques, A5.405-Material Sources, A5.406-Enhanced Durability and Reduced Maintenance and A5.407-Water Resistance and Moisture Management deleted.
- 16.17.310 Section A5.408.3.1 is amended-Enhanced Construction Waste Reduction.
- 16.17.320 Sections A5.409-Life Cycle Assessment and A5.410-Building Maintenance and Operation deleted.
- 16.17.330 Division A5.5-Environmental Quality deleted.

**16.17.010 Document adopted by reference.**

- A. The City Council of the City of Monterey Park adopts the 2010 Edition of the California Green Building Standards Code including Appendix A4, Tier 1 and A5, Tier 1, as published by the State of California, as Chapter 16.17 of Title 16 of this Code, except such portions as are deleted, modified, or amended as set forth in this chapter. That Code is adopted and incorporated as if fully set forth.
- B. The purpose of this Code is to prescribe regulations for the protection of the public health and safety within the City.

**16.17.020. Chapter 1 amended.**

The text within Chapter 1 is deleted and replaced with the following:

**Chapter 1  
Administrative Provisions**

**Section 101.** For administrative provisions for this Code, see 16.01.040.

**16.17.030. Section 202 amended.**

Section 202 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**LOW-RISE RESIDENTIAL BUILDING.** A building that is of Occupancy Group R and is six stories or less, or that is a one- or two-family dwelling or townhouse.

**16.17.040. Section 202 amended.**

Section 202 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SUSTAINABILITY.** Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

**16.17.050. Section 4.304.1 amended.**

Section 4.304.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**4.403.1 Irrigation controllers.** Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection and must comply with the following:

1. Controllers must be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall must have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**16.17.060. Section A4.103 amended.**

Section A4.103 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION 4.103  
SITE SELECTION**

**4.103.1 Selection.** A site which complies with at least one of the following characteristics is selected:

1. An infill site is selected.
2. A greyfield site is selected.
3. An EPA-recognized and remediated Brownfield site is selected.

This section does not apply to existing buildings.

**16.17.070 Section A4.105 amended.**

Section A4.105 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION 4.105  
DECONSTRUCTION AND  
REUSE OF EXISTING MATERIALS**

**4.105.1 General.** When a new building is to be constructed and existing buildings on the site are to be deconstructed and the salvaged materials are to be reused, the reused materials or products must comply with current building standards requirements or be an accepted alternate method or material.

This section does not apply to additions or alteration to existing buildings where a new building is not being constructed.

**4.105.2 Reuse of materials.** Materials which can be easily reused include, without limitation, the following:

1. Light fixtures
2. Plumbing fixtures
3. Doors and trim



4. Masonry
5. Electrical devices
6. Appliances
7. Foundations or portions of foundations

**Note:** Reused material must be in compliance with the appropriate Title 24 requirements.

**16.17.080 Section A4.106 amended.**

Section A4.106.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.106  
SITE DEVELOPMENT**

**A4.106.1 Building orientation.** Whenever feasible, orient buildings to optimize the use of solar energy with the long side of the house oriented within 30° of south.

**16.17.090 Section A4.201 amended.**

Section A4.201 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.201  
GENERAL**

**A4.201.1 Scope.** For the purposes of energy efficiency standards, a green building should achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards.

This section does not apply to existing buildings.

**16.17.100 Section A4.206.1 amended.**

Section A4.206.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.206  
AIR SEALING PACKAGE**

**A4.206.1 Reduced infiltration.** Infiltration is reduced and verified by third party testing to comply with requirements contained in the *California Energy Code*. This section does not apply to existing buildings unless twenty (20) feet or more of ducting is replaced or added.

**16.17.110 Section A4.207.1 amended.**

Section A4.207.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.207  
HVAC DESIGN, EQUIPMENT AND INSTALLATION FOR NEW RESIDENTIAL  
BUILDINGS**

**A4.207.1 Innovative systems.** For new buildings, radiant, hydronic, ground source and other innovative space heating and cooling systems included in the proposed design must be designed using generally accepted industry-approved guidelines and design criteria.

**16.17.120 Section A4.211.1 amended.**

Section A4.211.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.211  
RENEWABLE ENERGY ALTERNATIVE**

**A4.211.1 New solar homes partnership.** A solar photovoltaic (PV) system in compliance with the California Energy Commission New Solar Homes Partnership (NSHP).1,2 is permitted to be used as an alternative to the above energy efficiency measures provided the system can be demonstrated to achieve the equivalent energy savings performance objectives of 15 percent above the 2008 Energy Efficiency Standards.

**16.17.130 Section A4.304 deleted.**

Section A4.304 of the 2010 Edition of the California Green Building Standards Code is deleted.

**16.17.140 Section A4.305, A4.403.1, A4.404, A4.405 and A4.407 deleted.**

Section A4.305, A4.403.1, A4.404, A4.405 and A4.407 of the 2010 Edition of the California Green Building Standards Code is deleted.

**16.17.150 Section A4.408.1 is amended**

Section A4.408.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A4.408.1 Construction waste reduction of at least 60 percent.**

Recycle and/or salvage for reuse a minimum of 60 percent of the nonhazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

**Exceptions:**

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

**16.17.160. Division A4.5 deleted.**

Division A4.5 of the 2010 Edition of the California Green Building Standards Code is deleted.

**16.17.170. Section A5.103 amended.**

Section A5.103 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A5.103  
SITE SELECTION**

**A5.103.1 Community connectivity.** Where feasible, locate project on a previously developed site within a 1/2 mile radius of at least ten basic services, readily accessible by pedestrians, including, but not limited, to one each of bank, place of worship, convenience grocery, day care, cleaners, fire station, barber shop, beauty shop, hardware store, laundry, library, medical clinic, dental clinic, senior care facility, park, pharmacy, post office, restaurant (two may be counted), school, supermarket, theater, community center, fitness center, museum or farmers market. Other services may be considered on a case-by-case basis.

**A5.103.2 Brownfield or greyfield site redevelopment or infill area development.** If feasible, select for development a brownfield in accordance with Section A5.103.2.1 or on a greyfield or infill site as defined in Section A5.102.

**A5.103.2.1 Brownfield redevelopment.** Develop a site documented as contaminated by means of an ASTM E1903-97 Phase II Environmental Site Assessment or on a site defined as a brownfield by a local, state or federal government agency. The site must be fully remediated in accordance with EPA regulations to the level required of the anticipated land use.

This section does not apply to existing buildings.

**16.17.180 Section A5.104 deleted.**

Section A5.104 of the 2010 Edition of the California Green Building Standards Code is deleted.

**16.17.190 Section A5.106.4 amended.**

Section A5.106.4 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.4 Bicycle parking and changing rooms.**

Comply with Sections A5.106.4.1 through A5.106.4.2 on Sustainable Practices, whichever is stricter.

**A5.106.4.1 Bicycle parking.**

Bicycle parking must be provided in accordance with Section A5.106.4.1.1 for new buildings and Section A5.106.4.1.2 for existing buildings.

**A5.106.4.1.1 New Buildings.**

For new buildings, bicycle parking capacity cannot be less than 5 percent of motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. The bicycle parking racks are readily visible, located on the same property and within 200 feet of the building main entrance. Acceptable parking facilities must be convenient from the street and may include, without limitation:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; and
3. Lockable, permanently anchored bicycle lockers.

**A5.106.4.1.2 Existing Buildings.**

For existing buildings, secured bicycle parking must be provided in accordance with Table A5.106.4.1.2 when floor area is added to the existing building or there is a change in occupancy classification under the 2010 California Building Code. The bicycle parking racks must be located within 200 feet of the building main entrance and readily visible. Acceptable parking facilities must be convenient from the street and may include, without limitation:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; and
3. Lockable, permanently anchored bicycle lockers.

Bicycle parking is not required for alterations to an existing building wherein the existing building floor area is not increased or a change in occupancy classification does not occur.

**TABLE A5.106.4.1.2  
BICYCLE PARKING FOR EXISTING BUILDINGS**

<b>ADDITIONS</b>	<b>CHANGE IN OCCUPANCY CLASSIFICATION</b>
Required bicycle parking must be provided in accordance with the total number of employees for the existing building including the addition as follows: 1-10 employees – 2 bikes 11-49 employees – 4 bikes 50 or more employees – 6 bikes	Required bicycle parking must be provided in accordance with the total number of employees for the existing building as follows: 1-10 employees – 2 bikes 11-49 employees – 4 bikes 50 or more employees – 6 bikes

**A5.106.4.2 Changing rooms.** For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table 5.106.4.3A for new buildings and Table 5.106.4.3B for existing buildings or document arrangements with nearby changing/shower facilities.

**TABLE A5.106.4.3A  
NEW BUILDINGS**

<b>NUMBER OF TENANT - OCCUPANTS</b>	<b>SHOWER/CHANGING FACILITIES REQUIRED<sub>2</sub></b>	<b>2-TIER (12" X 15" X 72") PERSONAL EFFECTS LOCKERS<sub>1,2</sub> REQUIRED</b>
0-10	0	0
11-50	1 unisex shower	2
51-100	1 unisex shower	3
101-200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant- occupants

1. One 2-tier locker serves two people. Lockers must be lockable with either padlock or combination lock.

2. Tenant spaces housing more than 10 tenant-occupants within buildings sharing common toilet facilities need not comply. However, such common shower facilities must accommodate the total number of tenant-occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.

**TABLE A5.106.4.3B  
EXISTING BUILDINGS**

<b>NUMBER OF TENANT - OCCUPANTS</b>	<b>SHOWER/CHANGING FACILITIES REQUIRED</b>
0-50	0
50 or more	1 unisex shower

**16.17.200 Section A5.106.5.1 amended.**

Section A5.106.5.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.5.1 Designated parking for fuel-efficient vehicles.**

For new buildings, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table A5.106.5.1.1

**16.17.210 Sections A5.106.6 and A5.106.6.1 deleted.**

Sections A5.106.6 and A5.106.6.1 of the 2010 Edition of the California Green Building Standards Code are deleted.

**16.17.220 Section A5.106.9 amended.**

Section A5.106.9 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.106.9 Building orientation.**

For new buildings, locate and orient the building as follows:

1. When site and location permit orient the building with the long sides facing north and south.
2. Protect the building from thermal loss, drafts and degradation of the building envelope caused by wind and wind-driven materials such as dust, sand, snow and leaves with building orientation and landscape features.

**Note:** For information on sun angles and shading, visit:  
<http://www2.aud.ucla.edu/energy-design-tools/>. Calculations may be made using the Solar-2 tool.

**16.17.230 Section A5.201.1 amended.**

Section A5.201.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.201.1 Scope.**

For the purposes of energy efficiency standards, a new green building should achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards.

**16.17.240 Section A5.204.1 amended.**

Section A5.204.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.204.1 ENERGY STAR equipment and appliances.**

For new and existing buildings, all equipment and appliances must be ENERGY STAR labeled if ENERGY STAR is applicable to that equipment or appliance.

**16.17.250 Sections A5.204.2 through A5.204.5 deleted.**

Sections A5.204.2 through A5.204.5 of the 2010 Edition of the California Green Building Standards Code are deleted.

**16.17.260 Section A5.204.6 amended.**

Section A5.204.6 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.204.6 Building orientation and shading.**

For new buildings, locate, orient and shade the building as required in Section A5.106.9.

**16.17.270 Sections A5.212 and A5.213 deleted.**

Sections A5.212 and A5.213 of the 2010 Edition of the California Green Building Standards Code are deleted.

**16.17.280 Section A5.303.2.3.1 is amended**

Section A5.303.2.3.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.303.2.3.1 30 percent savings.**

A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 30 percent must be provided for all new buildings and existing buildings where a change in the occupancy classification occurs as determined by the 2010 CBC, as adopted by the Monterey Park Municipal Code. The reduction must be based on the maximum allowable water use per plumbing fixture and fittings as required by the *California Building Standards Code*. The 30 percent reduction in potable water use must be demonstrated by one of the following methods:

1. Each plumbing fixture and fitting must meet the 30 percent reduced flow rate specified in Table A5.303.2.3.1 or
2. A calculation demonstrating a 30 percent reduction in the building "water use baseline" as established in Table A5.303.2.2 must be provided.

**16.17.290 Section A5.304 deleted.**

Section A5.304 of the 2010 Edition of the California Green Building Standards Code is deleted.

**16.17.300 Sections A5.404, A5.405, A5.406 and A5.407 deleted.**

Sections A5.404, A5.405, A5.406 and A5.407 of the 2010 Edition of the California Green Building Standards Code are deleted.

**16.17.310 Section A5.408.3.1 is amended**

Section A4.408.3.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**A5.408.3.1 Enhanced construction waste reduction.**

Divert to recycle or salvage a minimum of 60 percent of the nonhazardous construction and demolition debris generated at the site in compliance with one of the following:

**A5.408.3.1.1 Verification of compliance.**

A copy of the completed waste management report must be provided.

**Exceptions:**

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.



**16.17.320 Sections A5.409 and A5.410 deleted.**

Sections A5.409 and A5.410 of the 2010 Edition of the California Green Building Standards Code are deleted.

**16.17.330 Division A5.5 deleted.**

Division A5.5 of the 2010 Edition of the California Green Building Standards Code is deleted.”

SECTION 4: *Environmental Assessment.* The City Council adopts by reference the findings and determination set forth in Resolution No. 11517 which certifies the Negative Declaration prepared for the Climate Action Plan including, without limitation, this Ordinance. In addition, the City Council further determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefore. This ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

SECTION 5: *Savings Clause.* Repeal of any provision of the MPMC or any other regulation by this Ordinance does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: *Validity Of Previous Code Sections.* If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes.

SECTION 8: Publication. The City Clerk must certify as to the adoption of this ordinance; cause a summary to be published within fifteen calendar (15) days of its adoption; and post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code §§ 36993, *et seq.*

SECTION 9: Effective Date. This Ordinance will take effect thirty (30) days after its adoption pursuant to Government Code § 36937.

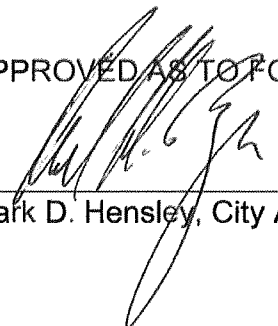
PASSED, APPROVED AND ADOPTED this 3<sup>rd</sup> day of October, 2012.

  
\_\_\_\_\_  
Mitchell Ing, Mayor

ATTEST:

  
\_\_\_\_\_  
David M. Barron, City Clerk

APPROVED AS TO FORM:

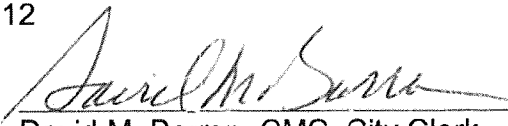
  
\_\_\_\_\_  
Mark D. Hensley, City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF MONTEREY PARK        )

I, DAVID M. BARRON, CMC, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2093 was introduced, and placed upon its first reading at a meeting of the City Council of the City of Monterey Park, held on the 19<sup>th</sup> day of September, 2012. That thereafter on the 3<sup>rd</sup> day of October, 2012, said Ordinance was duly and regularly passed, approved and adopted at a meeting by the following vote:

AYES:	COUNCIL MEMBERS: LAU, WONG, REAL SEBASTIAN, ING
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE

Dated this 3<sup>rd</sup> day of October, 2012

  
David M. Barron, CMC, City Clerk  
City of Monterey Park, California

## ORDINANCE NO. 2082

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AMENDING SPECIFIED CHAPTERS OF TITLE 16 AND TITLE 17 OF THE MUNICIPAL CITY CODE TO AMEND THE PROVISIONS OF THE ADOPTED 2010 EDITIONS OF THE CALIFORNIA CODES

The City Council for the City of Monterey Park does ordain as follows:

SECTION 1: Findings. The City Council finds as follows:

- A. Pursuant to Health and Safety Code §§ 17922, 17958, 17958.5 and 17958.7, the City may amend the provisions of the Building Standards Code which are reasonably necessary to properly administer the enforcement of the adopted 2010 California Building Standards Codes.
- B. The Fire Marshal and Building Official have recommended the adoption of editorial corrections to the section numbering and references in the adopted 2010 California Building Standards Codes.
- C. The Fire Marshal recommends the adoption of additional definitions for the Fire Code to ensure appropriate authority for the enforcement of the Fire Code and classification of unpermitted construction.
- D. In accordance with 14 California Code of Regulations § 15061(b)(3), adopting local amendments to the California Building Standards Code is exempt from additional environmental review under the California Environmental Quality Act.

Section 2. ***Technical Code Requirements Unchanged.*** Adopting this Ordinance provides for editorial correction of certain parts of the previously adopted 2010 model code section numbering and references and the addition of new terms necessary for the proper application of the codes.

Section 3. *Amendments.* The Monterey Park Municipal Code ("MPMC") is amended as set forth below:

"Chapter 16.11 BUILDING CODE

16.11.100 Section 903 —Automatic sprinkler systems.

**AND;**

Chapter 17.02 FIRE CODE

17.02.160 Automatic Sprinkler Systems

Amend the section numbering within Section 903.2 as follows:

1. Change Section 903.1.2 to 903.2.1
2. Change Section 903.2.1 to 903.2.1.1
3. Change Section 903.2.2.1.1 to 903.2.1.1.1
4. Change Section 903.2.2.1.2 to 903.2.1.1.2
5. Change Section 903.2.2.1.3 to 903.2.1.1.3
6. Change Section 903.2.2.1.4 to 903.2.1.1.4
7. Change Section 903.2.2.1.5 to 903.2.1.1.5
8. Change Section 903.2.2 to 903.2.1
9. Change Section 903.2.3 to 903.2.1.3
10. Change Section reference in Section 903.2.3 from 903.2.3.1 to 903.2.1.3.1
11. Change Section 903.2.3.1 to 903.2.1.3.1
12. Change Section 903.2.3.1.1 to 903.2.1.3.1.1
13. Change Section 903.2.3.1.1.1 to 903.2.1.3.1.1.1
14. Change Section 903.2.3.1.2 to 903.2.1.3.1.2
15. Change Section 903.2.3.1.3 to 903.2.1.3.1.3
16. Change Section 903.2.4 to 903.2.1.4
17. Change Section 903.2.4.1 to 903.2.1.4.1
18. Change Section 903.2.5 to 903.2.1.5
19. Change Section 903.2.5.1 to 903.2.1.5.1
20. Change Table reference in 903.2.5.2 from Table 903.2.5.2 to Table 903.2.1.5.2
21. Change Table 903.2.5.2 to Table 903.2.1.5.2
22. Change Section 903.2.5.3 to 903.2.1.5.3
23. Change Section 903.2.5.4 to 903.2.1.5.4
24. Change Section 903.2.6 to 903.2.1.6
25. Change Section 903.2.6.1 to 903.2.1.6.1
26. Change Section 903.2.6.2 to 903.2.1.6.2
27. Change Section 903.2.7 to 903.2.1.7
28. Change Section 903.2.7.1 to 903.2.1.7.1
29. Change Section 903.2.8 to 903.2.1.8
30. Change Section 903.2.9 to 903.2.1.9
31. Change Section 903.2.9.1 to 903.2.1.9.1
32. Change Section 903.2.9.2 to 903.2.1.9.2
33. Change Section 903.2.10 to 903.2.1.10
34. Change Section 903.2.10.1 to 903.2.1.10.1
35. Change Section 903.2.11 to 903.2.1.11
36. Change Section 903.2.11.1 to 903.2.1.11.1
37. Change Section 903.2.11.1.1 to 903.2.1.11.1.1
38. Change Section 903.2.11.1.2 to 903.2.1.11.1.2
39. Change Section 903.2.11.1.3 to 903.2.1.11.1.3
40. Change Section 903.2.11.2 to 903.2.1.11.2
41. Change Section 903.2.11.3 to 903.2.1.11.3
42. Change Section 903.2.11.4 to 903.2.1.11.4
43. Change Section 903.2.11.5 to 903.2.1.11.5

- 44. Change Section 903.2.11.6 to 903.2.1.11.6
- 45. Change Table reference Table 903.2.11.6 to Table 903.2.1.11.6
- 46. Change Table 903.2.11.6 to Table 903.2.1.11.6
- 47. Change Section 903.2.12 to 903.2.1.12
- 48. Change Section 903.2.13 to 903.2.1.13
- 49. Change Section 903.2.14 to 903.2.1.14
- 50. Change Section 903.2.14.1 to 903.2.1.14.1
- 51. Change Section 903.2.14.2 to 903.2.1.14.2
- 52. Change Section 903.2.15 to 903.2.1.15
- 53. Change Section 903.2.15.1 to 903.2.1.15.1
- 54. Change Section 903.2.16 to 903.2.1.16
- 55. Change Section 903.2.16.1 to 903.2.1.16.1
- 56. Change Section 903.2.17 to 903.2.1.17
- 57. Change Section 903.2.17.1 to 903.2.1.17.1
- 58. Change Section 903.2.17.2 to 903.2.1.17.2
- 59. Change Section 903.2.17.2.1 to 903.2.1.17.2.1
- 60. Change Section 903.2.17.2.2 to 903.2.1.17.2.2
- 61. Change Section 903.2.17.2.3 to 903.2.1.17.2.3
- 62. Change Section 903.2.17.2.4 to 903.2.1.17.2.4
- 63. Change Section 903.2.17.2.5 to 903.2.1.17.2.5
- 64. Change Section 903.2.17.2.6 to 903.2.1.17.2.6
- 65. Change Section 903.2.18 to 903.2.1.18
- 66. Change Section 903.1.3 to 903.2.2

## Chapter 16.01 ADOPTION OF TECHNICAL BUILDING CODES AND ADMINISTRATIVE PROVISIONS

### 16.01.040 Administrative provisions.

Chapter 1, Administrative Provisions, Section 105.3.2.5, first sentence is amended to change two subsection references as follows:

105.3.2.5 Limitation on Renewal of Applications. A renewed permit application may be renewed again after one year, subject to applicable code update and renewal fee as set forth in subsections 105.3.2.3 and 105.3.2.4 above.

## Chapter 17.02 LOCAL AMENDMENTS TO CALIFORNIA FIRE CODE

### 17.02.300 Definitions

Add a new Section 114 to read as follows:

"114 Definitions. In addition to the definitions specified in Chapter 2 of this Code, the following certain terms, phrases, words and their derivates are construed as specified in this section. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine.

In the event of conflicts between these definitions and definitions that appear elsewhere in this Code, these definitions govern and are applicable.

**FIRE CHIEF:** The Chief Officer of the City of Monterey Park Fire Department.

**FIRE CODE:** Means the California Code of Regulations, Title 24, Part 9, as adopted and amended by the City of Monterey Park.

**FIRE CODE OFFICIAL:** The Fire Chief or other member of the fire service appointed by the Fire Chief, charged with the administration and enforcement of this Code.

**UNPERMITTED STRUCTURES:** Means any structure, or portion thereof, that was erected, constructed, enlarged, altered, repaired, moved, improved, removed, connected, converted, demolished or equipped, at any point in time, without bonafide city permit(s) having first been obtained from the Fire Chief and/or Building Official or any unfinished work for which a permit has expired."

**SECTION 2: *Construction.*** This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

**SECTION 3: *Enforceability.*** Repeal of any provision of the Monterey Park Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

**SECTION 4: *Validity of Previous Code Sections.*** If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

**SECTION 5: *Severability.*** If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

**SECTION 6: *Publication.*** The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 7: **Effective Date.** This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

SECTION 8: **Filing with Building Standards Commission.** The City Clerk must file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Monterey Park, held on the 20<sup>th</sup> day of April, 2011.

  
Betty Chu, Mayor

ATTEST:

  
David Barron, CMC, City Clerk

APPROVED AS TO FORM:

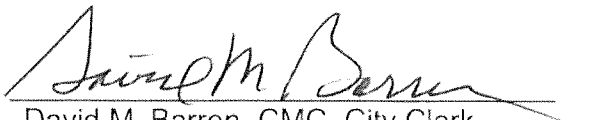
  
Mark Hensley, City Attorney

State of California )  
County of Los Angeles) §.  
City of Monterey Park)

I, David M. Barron, CMC, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2082 was introduced, and placed upon its first reading at a meeting of the City Council of the City of Monterey Park, held on the 6<sup>th</sup> day of April, 2011. That thereafter on the 20<sup>th</sup> day of April, 2011, said Ordinance was duly passed, approved and adopted by the following vote:

Ayes:	Council Members: Wong, Ing, Venti, Lau, Chu
Naes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None

Dated this 20<sup>th</sup> day April, 2011.

  
David M. Barron, CMC, City Clerk  
City of Monterey Park, California



## ORDINANCE NO. 2080

AN ORDINANCE INCORPORATING THE FOLLOWING MODEL CODES INTO THE MONTEREY PARK MUNICIPAL CODE BY REFERENCE: (1) CALIFORNIA ADMINISTRATIVE CODE, 2010 EDITION; (2) CALIFORNIA BUILDING CODE, 2010 EDITION; (3) CALIFORNIA RESIDENTIAL CODE, 2010 EDITION; (4) CALIFORNIA ELECTRICAL CODE, 2010 EDITION; (5) CALIFORNIA MECHANICAL CODE, 2010 EDITION; (6) CALIFORNIA PLUMBING CODE, 2010 EDITION; (7) CALIFORNIA ENERGY CODE, 2010 EDITION; (8) CALIFORNIA HISTORICAL BUILDING CODE, 2010 EDITION; (9) CALIFORNIA FIRE CODE, 2010 EDITION; (10) CALIFORNIA EXISTING BUILDING CODE, 2010 EDITION; (11) CALIFORNIA GREEN BUILDING STANDARDS CODE, 2010 EDITION; (12) CALIFORNIA REFERENCED STANDARDS, 2010 EDITION AND (13) MAKING AMENDMENTS TO SPECIFIED CHAPTERS WITH APPENDICIES OF TITLE 16 OF THE MONTEREY PARK MUNICIPAL CODE BASED UPON LOCAL, CLIMATIC, TOPOGRAPHICAL AND GEOLOGICAL CONDITIONS

The City Council does ordain as follows:

### **Section 1.** The City Council finds as follows:

- A. California law requires that in January 2011, all portions of the 2010 Building Standards Code will be effective within the City.
  - B. Pursuant to Sections 17922, 17958, 17958.5 and 17958.7 of the California Health and Safety Code, the City may amend the provisions of the Building Standards Code which are reasonably necessary to protect the health, welfare and safety of citizens of Monterey Park because of "local climatic, geological, or topographical conditions."
  - C. The City of Monterey Park is located in a hillside area in the southeastern portion of Los Angeles County that is more prone to high winds, earthquakes, and fire; it is more difficult for firefighters to access than many other areas in California.
  - D. The Building Official has recommended modifying California Building Standards Code due to local conditions in the City of Monterey Park.
  - E. The findings supporting the necessity for the amendments contained in Section 4 are contained in Attachment A to this Ordinance in accordance with California Health and Safety Code Section 18941.5.
  - F. In accordance with Section 15061(b)(3) of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code, and amending the Monterey Park Municipal Code are exempt from the provisions of the California Environmental Quality Act.
-

**Section 2.** Chapters Unchanged. The adoption of this Ordinance has no effect on the continuing applicability of Chapters 16.02, 16.03, 16.15, 16.21, 16.22, 16.23, 16.33, 16.34 and 16.35 of the current City of Monterey Park Municipal Code ("MPMC") except as specifically amended herein.

**Section 3.** Relocation of Chapters. The provisions contained in Chapter 16.32 regarding "Building Relocations" have been moved without any technical changes into the revised "Administration Chapter" 16.01 applicable to all the adopted California Building Codes.

**Section 4.** Adoption of Codes. Title 16 of the MPMC is amended as follows:

Chapters 16.01, 16.11, 16.12, 16.13, 16.14, and 16.32 of Title 16 of the Monterey Park Municipal Code are repealed in their entirety, new Chapters 16.01, 16.11, 16.12, 16.13, 16.14, 16.16, 16.17 of Title 16 of the Municipal City Code are added and Chapters 16.21 of Title 16 of the Municipal City Code are amended to read as follow:

#### **Chapter 16.01 ADOPTION OF TECHNICAL BUILDING CODES AND ADMINISTRATIVE PROVISIONS**

16.01.010 Adoption of specific codes--Copies on file.

16.01.020 Definition of terms.

16.01.030 Resolution of conflicts in application.

16.01.040 Administrative provisions.

**16.01.010 Adoption of specific codes--Copies on file.**

(a) Except as otherwise provided in this chapter, the following California Building Codes ("Model Codes") are adopted and include:

1. The 2010 California Administrative Code (Part 1);
2. The 2010 California Building Code (Part 2, which is based on the 2009 International Building Code);
3. 2010 California Residential Code (Part 2.5, based on the 2009 International Residential Code);
4. 2010 California Electrical Code (Part 3, based on the 2008 National Electrical Code);
5. 2010 California Mechanical Code (Part 4, based on the 2009 Uniform Mechanical Code);
6. 2010 California Plumbing Code, (Part 5, based upon the 2009 Uniform Plumbing Code);
7. 2010 California Energy Code, (Part 6, identical to the 2007 California Energy Code, and based on the 2008 Energy Efficiency Standards);
8. 2010 California Historical Building Code (Part 8);
9. 2010 California Fire Code, (Part 9, based on the 2009 International Fire Code);
10. 2010 California Existing Building Code (Part 10, based on the 2009 International Existing Building Code);
11. 2010 California Green Building Standards (Part 11, known as the "CALGreen" Code);

12. 2010 California Referenced Standards Code (Part 12);

including all indices and amendments, are adopted and made a part of this chapter as if fully set out herein, as Chapters 16.01, 16.11, 16.12, 16.13, 16.14, 16.16, 16.17, and 16.21 of Title 16 of this Code.

(b) Copies of Model Codes Available. In accordance with, Health & Safety Code § 18942(d), one copy of said Codes will remain on file in the office of the City Clerk.

**16.01.020 Definition of terms.**

Whenever any of the following names or terms is used in the 2010 California Building Codes; including all indices and amendments, or in the Monterey Park Municipal Code, such names or terms will be deemed and constructed to have the name ascribed to it in this section, as follows:

A. "Building and Safety Division" means the Community Development Department, Building and Safety Division of the City of Monterey Park;

B. "Health office" means the Los Angeles County Department of health services.

**16.01.030 Resolution of conflicts in application.**

In the event of any conflict or ambiguity between any provision contained in the Model Codes and any amendment thereto or addition thereto contained in this title, the amendment or addition thereto will control.

**16.01.040 Administrative provisions**

Add Chapter 1, Administrative Provisions to read as follows:

**Chapter 1  
ADMINISTRATIVE PROVISIONS**

**SECTION 101 GENERAL**

**101.1 Title.** These regulations will be known as the administrative provisions of the Model Codes as adopted in Title 16 of the Monterey Park Municipal Code and are collectively referred to as the "Codes."

**101.2 Scope.** The provisions of the Codes will apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, used and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

**101.2.1 Appendices.** Provisions in the appendices will not apply unless specifically adopted

**101.3 Intent.** The purpose of the Codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

**101.4 Referenced codes.** The Model Codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in the Codes will be considered part of the requirements of the Codes to the prescribed extent of each such reference.

**101.4.1 Residential.** The provisions of the California Residential Code 2010 Edition will apply to detached one and two family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

**101.4.2 Electrical.** The provisions of the California Electrical Code 2010 Edition will apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

**101.4.3 Gas.** The provisions of the California Mechanical Code 2010 Edition will apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in the Codes. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

**101.4.4 Mechanical.** The provisions of the California Mechanical Code 2010 Edition will apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and for appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

**101.4.5 Plumbing.** The provisions of the California Plumbing Code 2010 Edition will apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the California Plumbing Code will apply to private sewage disposal systems.

**101.4.6 Property maintenance.** The provisions of the California Housing Code will apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

**101.4.7 Energy.** The provisions of the California Energy Code, Title 24, Part 6 will apply to all matters governing the design and construction of buildings for energy efficiency.

**101.4.8 Green Building Standards.** The mandatory provisions of the California Green Building Standards Code as adopted in Title 16 Chapter 17 will apply to all new buildings and structures.

## **SECTION 102 APPLICABILITY**

**102.1 General.** Where, in any specific case, different sections of the Codes specify different materials, methods of construction or other requirements, the most restrictive will govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement will be applicable.

**102.2 Other laws.** The provisions of the Codes will not be deemed to nullify any provisions of local, state or federal law.

**102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number will be construed to refer to such chapter, section or provision of the Codes.

**102.4 Referenced Codes and standards.** The Codes and standards referenced in the Codes will be considered part of the requirements of the Codes to the prescribed extent of each such reference. Where differences occur between provisions of the Codes and referenced codes and standards, the provisions of the Codes will apply.

**102.5 Partial invalidity.** In the event that any part or provision of the Codes is held to be illegal or void, this will not have the effect of making void or illegal any of the other parts or provisions.

**102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of the Codes will be permitted to continue without change, except as is specifically covered in the Codes, the California Building Code, California Housing Code or the California Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

## **SECTION 103 BUILDING AND SAFETY DIVISION**

**103.1 Creation of enforcement agency.** The Building and Safety Division is created and the official in charge thereof will be known as the Building Official.

**103.2 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official will have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees will have powers as delegated by the Building Official.

## **SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL**

**104.1 General.** The Building Official is hereby authorized and directed to enforce the provisions of the Codes. The Building Official will have the authority to render interpretations of the Codes and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures will be in compliance with the intent and purpose of the Codes. Such policies and procedures will not have the effect of waiving requirements specifically provided for in the Codes.

**104.2 Applications and permits.** The Building Official will receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of the Codes.

**104.3 Notices and orders.** The Building Official will issue all necessary notices or orders to ensure compliance with the Codes.

**104.4 Inspections.** The Building Official will make all of the required inspections, or the Building Official will have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections will be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

**104.5 Identification.** The Building Official will carry proper identification when inspecting structures or premises in the performance of duties under the Codes.

**104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of the Codes or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the Codes, which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by the Codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official will first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official will have recourse to the remedies provided by law to secure entry.

**104.7 Department records.** The Building Official will keep official records of applications received, permits and certificates issued, fees collected, reports of

inspections, and notices and orders issued. Such records will be retained in the official records for the period required for retention of public records.

**104.8 Liability.** The Building Official, member of the board of appeals or employee charged with the enforcement of the Codes, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by the Codes or other pertinent law or ordinance, will not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of the Codes will be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate will not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of the Codes.

**104.9 Approved materials and equipment.** Materials, equipment and devices approved by the Building Official will be constructed and installed in accordance with such approval.

**104.9.1 Used materials and equipment.** The use of used materials which meet the requirements of the Codes for new materials is permitted. Used equipment and devices will not be reused unless approved by the Building Official.

**104.10 Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of the Codes, the Building Official will have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official will first find that special individual reason makes the strict letter of the Codes impractical and the modification is in compliance with the intent and purpose of the Codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications will be recorded and entered in the files of the department of building safety.

In cases where the Building Official denies granting a modification, modification requests may be filed in accordance with the following requirements contained in this section.

**104.10.1 Application—Filing.** Applications for modifications will be made in writing to the secretary of the modification committee in such form as is approved by the committee, which may provide forms for such purposes and may prescribe the type of information to be provided thereon. No petition will be received unless it complies with such requirements. Applications filed pursuant to this section must be numbered consecutively in the order of their filing and will become a part of the permanent official records of the City; there will be copies attached of all notices and actions. (Ord. 1841 § 19 (part), 1992; before code § 8804)

**104.10.2 Information required.** An application for a modification will be accompanied by the following:

1. A plot plan and description of the property involved, plans and descriptions of the proposed use of the property with ground plans and elevations for all proposed buildings;
2. A reference to the provisions of the code section from which said property is sought to be excepted. (Ord. 1841 § 19 (part), 1992; before code § 8805)

**104.10.3 Filing fees.** Before accepting for filing an application under this section, the city will charge and collect a fee as set forth in a city council resolution. (Ord. 1841 § 19 (part), 1992; Ord. 1630 § 4 (part), 1985; before code § 8806)

**104.10.4 Investigation.** The modification committee will cause to be made such investigation of facts bearing upon such application as will serve to provide all information necessary to assure that the action on each such application is consistent with the intent of this title and with previous modifications. (Ord. 1841 § 19 (part), 1992; before code § 8807)

**104.10.5 Decision.** The modification committee will approve, conditionally approve, or deny the application after affording the applicant and the director of community development or his designee an opportunity to present relevant information. (Ord. 1841 § 19 (part), 1992; Ord. 1406 § 2, 1976)

**104.10.6 Findings.** Before granting any such modification, the modification committee will find all of the following to be true:

That the proposed alternate materials or construction methods are equal to or better than those required by the MPMC, or, if an interpretation is to be made, that such interpretation is in keeping with the spirit and purpose of the applicable provisions;  
That if said modifications were denied, compliance with the regulation would cause an unnecessary burden on applicant without offsetting public benefit;

That such modification will not cause harm or injury to others, nor constitute a special benefit to the applicant. (Ord. 1841 § 19 (part), 1992; Ord. 1406 § 3 (part), 1976; before code § 8808)

**104.10.7 Appeals.** The decision of the modification committee will be final on midnight of the third day following such decision unless an appeal is filed in writing with the city clerk. Such appeal may be filed by either the applicant or the director of community development or his designee. If such an appeal is filed, the City Council will approve, conditionally approve, or deny the modification, subject to the requirements of Sections 16.04.045 and 16.04.050, and its decision will be final. (Ord. 1906 § 8, 1996; Ord. 1841 § 19 (part), 1992; Ord. 1406 § 3 (part), 1976; before code § 8809)



**104.10.8 Effective date.** No permit or license will be issued for any use involved in an application for modification until action on such application will have become final as provided in this chapter. (Ord. 1841 § 19 (part), 1992; before code § 8810)

**104.10.9 Expiration.**

If, for a period of six months, any use authorized by any modification is, or has been unused, abandoned or discontinued or the conditions have not been complied with, such modification will become null and void and be of no further effect. (Ord. 1841 § 19 (part), 1992; before code § 8811)

**104.10.10 Extension.** An extension of any such modification may be granted by the City Council upon the written request of an interested person filed with the City Council before to the expiration of such six-month period. The request will set forth reasons supported by factual data why the modification will be granted unless the council finds the facts to be substantially as thus set forth and to constitute justifiable cause for such extension. (Ord. 1841 § 19 (part), 1992; before code § 8812)

**104.11 Alternative materials, design and methods of construction and equipment.**

The provisions of the Codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the Codes, provided that any such alternative has been approved. An alternative material, design or method of construction will be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of the Codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the Codes in quality, strength, effectiveness, fire resistance, durability and safety,

**104.11.1 Evaluation reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the Codes, will consist of valid evaluation reports from approved sources.

**104.11.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of the Codes, or evidence that a material or method does not conform to the requirements of the Codes, or in order to substantiate claims for alternative materials or methods, the Building Official will have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods will be as specified in the Codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official will approve the testing procedures. Tests must be performed by an approved agency. Reports of such tests will be retained by the Building Official for the period required for retention of public records.

## **SECTION 105 PERMITS**

**105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical

or plumbing system, the installation of which is regulated by the Codes, or to cause any such work to be done, will first make application to the Building Official and obtain the required permit.

**105.2 Work exempt from permit.** Exemptions from permit requirements of the Codes will not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Codes or any other laws or ordinances of the City of Monterey Park. Unless otherwise exempted by the Codes, separate plumbing, electrical and mechanical permits may be required.

Permits will not be required for the following:

Building:

1. Masonry fences not over 4 feet high and other fences not over 6 feet high.
2. Oil derricks.
3. Painting, papering and similar finish work.
4. Temporary motion picture, television and theater stage sets and scenery.
5. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
6. Swings and other playground equipment accessory to detached one-and two-family dwellings.
7. Swimming pools that are less than 18 inches deep.

Electrical:

1. Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Radio and television transmitting stations: The provisions of the Codes will not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Temporary testing systems: A permit will not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.

3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by the Codes.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

**Plumbing:**

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work will be considered as new work and a permit will be obtained and inspection made as provided in the Codes.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**105.2.1 Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the permit application will be submitted within the next working business day to the Building Official.

**105.2.2 Repairs.** Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs will not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor will ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

**105.2.3 Public service agencies.** A permit will not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

**105.3 Application for permit.** To obtain a permit, the applicant will first file an application in writing on a form furnished by the Building and Safety Division for that purpose. Such application will:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the Building Official.

**105.3.1 Action on application.** The Building Official will examine or cause to be examined applications for permits and amendments within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official will reject such application in writing, stating the reasons for the rejection.

No building permit or other similar applicable permit bearing on property development or use including additions, modifications or revisions will be issued unless and until the review and approval of all other departments and agencies having legal authority for review of construction projects have found the construction project to be in compliance with all applicable Code provisions and/or entitlements.

If the Building Official is satisfied that the proposed work conforms to the requirements of the Codes and laws and ordinances, and the approval as to compliance with all applicable Code provisions and/or entitlements has been secured, the Building Official will issue a permit as soon as practicable.

**105.3.2 Expiration of permit application.**

**105.3.2.1 Expiration of Application.** Except as provided in Section 105.3.2.2 herein, applications will expire one year from the date the application is accepted by the City if a permit is not issued by the City within that time period. Plans and any other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official.

**105.3.2.2 One Time Extension.** Upon request in writing by the applicant, the Building Official may grant a one-time six-month extension to the original one year life of the application if the Building Official finds good cause. For this on-time six-month extension, the applicant may proceed under the Codes and regulations existing at the time the original application is accepted by the City and is not required to pay any additional fees for the extension. The six-month extension period will commence on the day following

the expiration date of the original application irrespective of when the applicant submits a request for extension. If a request for extension is denied, the application is deemed expired in accordance with Section 105.3.2.1 above.

**105.3.2.3 Renewal of Application.** An application that has expired on its own terms following its one year life, expiration of the one-time six-month extension, or following the denial of a request for extension, may be renewed subject to these provisions. To renew an expired application, the applicant will file and submit, no later than six months after the expiration, a request for permit application renewal, updated plans and other data if applicable, and a permit application renewal fee as set forth in Section 105.3.2.4 below. A renewed application for permit will have a one-year life which will commence on the day following the expiration of the preceding period, irrespective of when the applicant submits the request for permit application renewal. The plans and other data submitted for permit application renewal will comply with the building standards and other applicable regulations in effect as of the first day of the new one year period.

**105.3.2.4 Fee for Permit Application Renewal.** The fee for a permit application renewal will be one-tenth (10%) the amount required for a new plan review, if no changes to the previously reviewed plans are made or required. The fee will be one quarter (25%) the amount required for a new plan review, if changes are required, but the revised plans do not deviate substantially from the original plans in scope or in design. If the revised plans deviate substantially from the original plans in scope or in design, a brand new application may be required, or the Building Official may assess extra fees in addition to the renewal fee in order to recover the actual cost for reviewing the revisions.

**105.3.2.5 Limitation on Renewal of Applications.** A renewed permit application may be renewed again after its one year life, subject to applicable code update and renewal fee as set forth in subsections (c) and (d) above. There will be no limitation as to how many times a permit application may be renewed. Each subsequent period of a permit application will commence on the day following the expiration of the preceding period. No request for permit application renewal will be accepted unless filed within six months following the expiration of the preceding period.  
(Ord. 2061 § 1, 2009; Ord. 2053 § 5, 2007)

**105.4 Validity of permit.** The issuance or granting of a permit will not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of the Codes or other ordinances of the jurisdiction will not be valid. The issuance of a permit based on construction documents and other data will not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of the Codes or of any other ordinances of this jurisdiction.

### **105.5 Permit expiration.**

**105.5.1** Every permit issued by the Building Official under the provisions of the Codes will expire and become invalid, if the work authorized by such permit is not commenced within one year from the date of such permit.

Before such work can be recommenced, a renewed permit will be obtained, and the fee will be one quarter the amount required for a new permit for such work, provided no changes have been made or will be required to the previously approved plans and specifications for such work; and provided further that the previous permit has not expired for more than six months. If changes to the plans or specifications are required in order to comply with the building standards or other applicable regulations effective at the time of renewal, a plan review fee of the amount as required for a plan review extension will be paid. No permits will be renewed after six months from the expiration. If the plans have been revised and deviate substantially from the previously approved plans in scope or in design, as determined by the Building Official, the application will be processed as for a new project.

For the purpose of this section, if no inspection approval is recorded, the work authorized by the permit is deemed not commenced.

**105.5.2** From the commencement of work every permit will be valid for a duration of six months for repair or replacement of roofing, windows or exterior finishing, and two years for other work. The permit will expire by time limit and become invalid after the said duration. The Building Official may extend in writing the construction time limit for a period not exceeding one year upon written request by the permittee showing that the size, scope and complexity of the work or other physical conditions have necessitated longer construction time and the permittee has made satisfactory progress under such circumstances. Failure to complete the work within the valid duration of a permit is a violation of this Code. Incomplete construction, after expiration of said permit, will be subject to abatement pursuant to Section 105.5.3.

For the purpose of this section, the first recorded inspection approval constitutes commencement of work.

**105.5.3 Incomplete Construction.** When a permit expires by time limit pursuant to Section 105.5, or is revoked pursuant to Section 105.8, the incomplete construction for which the permit is issued will constitute a public nuisance, and will be abated in accordance with the procedure set forth in Chapters 16.02.

**105.6 Liens to be discharge.** No permit will be issued to any person or corporation under the provisions of this Chapter in respect to any property where the cost of any building repair or abatement has been confirmed by the board of appeals and a lien therefore has been recorded unless and until the amount of said lien with interest, has been paid in full.

**105.7 Surrender of permit.** If no portion of the work or construction covered by a permit issued by the Building Official under the provisions of the Codes has been commenced, the person to whom such permit has been issued may deliver such permit to the Building Official with a request that such permit be canceled. The Building Official will thereupon stamp, or write on the face of such permit the words, "Canceled at the request of the Permittee." Thereupon such permit will be null and void and of no effect.

**105.8 Suspension or revocation.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of the Codes wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of the Codes.

**105.9 Placement of permit.** The building permit or copy will be kept on the site of the work until the completion of the project.

## **SECTION 106 CONSTRUCTION DOCUMENTS**

**106.1 Submittal documents.** Construction documents, statement of special inspections and other data will be submitted in one or more sets with each permit application. The construction documents will be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with the Codes.

**106.1.1 Information on construction documents.** Construction documents will be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents will be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Codes and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

**106.1.1.1 Fire protection system shop drawings.** Shop drawings for the fire protection system(s) will be submitted to indicate conformance with the Codes and the construction documents and will be approved before the start of system installation.

Shop drawings will contain all information as required by the referenced installation standards in Chapter 9.

**106.1.2 Means of egress.** The construction documents will show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of the Codes. In other than occupancies in Groups R-2, R-3, and I-I, the construction documents will designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

**106.1.3 Exterior wall envelope.** Construction documents for all buildings will describe the exterior wall envelope in sufficient detail to determine compliance with the Codes. The construction documents will provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents will include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation will fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

**106.2 Site plan.** The construction documents submitted with the application for permit will be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it will be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan will show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

**106.3 Examination of documents.** The Building Official will examine or cause to be examined the accompanying construction documents and will ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the Codes and other pertinent laws or ordinances.

**106.3.1 Approval of construction documents.** When the Building Official issues a permit, the construction documents will be approved, in writing or by stamp, as "Reviewed for Code Compliance," One set of construction documents so reviewed will be retained by the Building Official. The other set will be returned to the applicant, will be kept at the site of work and will be open to inspection by the Building Official or a duly authorized representative.



**106.3.2 Previous approvals.** The Codes will not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within one year after the effective date of the Codes and has not been abandoned.

**106.3.3 Phased approval.** The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the Codes. The holder of such permit for the foundation or other parts of a building or structure will proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

**106.3.4 Design professional in responsible charge.**

**106.3.4.1 General.** When it is required that documents be prepared by a registered design professional, the Building Official will be authorized to require the owner to engage and designate on the building permit application a registered design professional who will act as the registered design professional in responsible charge. If the circumstances require, the owner will designate a substitute registered design professional in responsible charge who will perform the duties required of the original registered design professional in responsible charge. The Building Official will be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge will be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Section 1709, the statement of special inspections will name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704).

**106.3.4.2 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period.

Deferral of any submittal items must have the approval of the Building Official. The registered design professional in responsible charge will list the deferred submittals on the construction documents for review by the Building Official.

Documents for deferred submittal items will be submitted to the registered design professional in responsible charge who will review them and forward them to the

Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items will not be installed until the design and submittal documents have been approved by the Building Official.

**106.4 Amended construction documents.** Work will be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents will be resubmitted for approval as an amended set of construction documents,

**106.5 Number of construction documents.** One set of approved construction documents will be retained by the Building Official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

## **SECTION 107 TEMPORARY STRUCTURES AND USES**

**107.1 General.** The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits will be limited as to time of service, but will not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

**107.2 Conformance.** Temporary structures and uses will conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the Codes as necessary to ensure public health, safety and general welfare,

**107.3 Temporary power.** The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate will comply with the requirements specified for temporary lighting, heat or power in the California Electrical Code.

**107.4 Termination of approval.** The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

## **SECTION 108 PERMIT FEES**

**108.1 General.** A fee for each required permit will be assessed in accordance with the fee schedule adopted by City Council resolution.

**108.2. Plan review fees and expiration.** When the valuation of the proposed construction exceeds \$500.00 and a plan is ready to be submitted by Subsection 105.3, a plan-checking fee, in an amount set by City Council resolution will be paid to the Building Official at the time of submitting plans and specifications for checking. When submittal documents are incomplete or changes so as to require additional plan review

or when the project involves deferred submittal items, an additional fee will be assessed in accordance with the fee schedule adopted by City Council resolution.

**108.3. Work without permits- investigation fee.** An investigation fee in addition to the permit fee will be collected whether or not a permit is then or subsequently issued. This fee will be assessed in accordance with the fee schedule adopted by City Council resolution. The payment of such investigation fee will not exempt any person from compliance with all other provisions of the Codes nor from any penalties prescribed by law.

For the purpose of this Section a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached will be construed to be a fixture. Fees for reconnection and retest of existing plumbing systems in relocated buildings will be based on the number of plumbing fixtures, gas systems, water heater, etc., involved. When interceptor traps or house trailer site traps are installed at the same time as a building sewer on any lot, no sewer permit will be required for the connection of any such trap to any appropriate inlet fitting provided in the building sewer by the permittee constructing such sewer.

When a permit has been obtained to connect to existing buildings or existing work to the public sewer or to connect to a new private disposal facility, backfilling or private sewage disposal facilities abandoned consequent to such connection is included in the building sewer permit.

**108.4. Refunds.** Refunds will be paid in accordance with the refund schedule adopted by city council resolution.

## **SECTION 109 INSPECTIONS**

**109.1 General.** Construction or work for which a permit is required will be subject to inspection by the Building Official and such construction or work will remain accessible and exposed for inspection purposes until approved, Approval as a result of an inspection will not be construed to be an approval of a violation of the provisions of the Codes or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of the Codes or of other ordinances of the jurisdiction will not be valid, It will be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes, Neither the Building Official nor the jurisdiction will be liable for expense entailed in the removal or replacement of any material required to allow inspection.

**109.2 Preliminary inspection.** Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed,

**109.3 Required inspections.** The Building Official, upon notification, will make the inspections set forth in Sections 109.3.1 through 109.3.10.

**109.3.1 Footing and foundation inspection.** Footing and foundation inspections will be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms will be in place before to inspection. Materials for the foundation will be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job,

**109.3.2 Concrete slab and under-floor inspection.** Concrete slab and under-floor inspections will be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

**109.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and before to further vertical construction, the elevation certification required in Section 1612.5 will be submitted to the Building Official.

**109.3.4 Frame inspection.** Framing inspections will be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved,

**109.3.5 Lath and gypsum board inspection.** Lath and gypsum board inspections will be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished, Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

**109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies will not be concealed from view until inspected and approved.

**109.3.7 Energy efficiency inspections.** Inspections will be made to determine compliance with the California Energy Code and will include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency,

**109.3.8 Other inspections.** In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the Codes and other laws that are enforced by the department of building safety,

**109.3.9 Special inspections.** For special inspections, see Section 1704,

**109.3.10 Final inspection.** The final inspection will be made after all work required by the building permit is completed.

**109.4 Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability,

**109.5 Inspection requests.** It will be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection, It will be the duty of the permit holder to provide access to and means for inspections of such work that are required by the Codes,

**109.6 Approval required.** Work must not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, will make the requested inspections and will either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with the Codes. Any portions that do not comply will be corrected and such portion will not be covered or concealed until authorized by the Building Official.

## **SECTION 110 CERTIFICATE OF OCCUPANCY**

**110.1 Use and occupancy.** No building or structure will be used or occupied and no change in the existing occupancy classification or change of business ownership or ownership of a building or structure or portion thereof will be made or until the Building Official has inspected and issued a certificate of occupancy as provided herein. Exception: Owner-occupied dwellings, such as single-family homes, townhouses or condominiums and Group U Occupancies.

Issuance of a certificate of occupancy will not be construed as an approval or a violation of the provisions of the Codes or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of the Codes or other ordinances of the jurisdiction will not be valid.

The City does not issue a Certificate of Occupancy to the builder upon completion of a building. Instead, a Certificate of Occupancy is issued to a business entity that is going to occupy a building, or a portion thereof, as a prerequisite for a business license application.

**110.2 Certificate issued.** After an application for a Certificate of Occupancy is received, accompanied with an application fee as set forth by City Council resolution, and after the Building Official has reviewed the nature of the business operation and determines that it is consistent with the use categories for which the building is intended, and further finds no outstanding violations of the provisions of this Code or other laws which are enforced by the City, the Building Official will issue a Certificate of Occupancy which will contain the following:

1. The building permit number.

2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the Codes for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the Building Official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

**110.3 Temporary occupancy.** The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions will be occupied safely. The Building Official will set a time period during which the temporary certificate of occupancy is valid.

In the event the building is not completed and ready for final inspection in the time prescribed by the Building Official, the building will be vacated and the utilities disconnected until such time as the building is completed and final inspection is made and a Certificate of Occupancy is issued.

**110.4 Revocation.** The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of the Codes wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of the Codes.

## **SECTION 111 SERVICE UTILITIES**

**111.1 Connection of service utilities.** No person will make connections from a utility, source of energy, fuel or power to any building or system that is regulated by the Codes for which a permit is required, until released by the Building Official.

There will be no clearance for connection of gas or electrical utilities until final building, electrical, plumbing and mechanical inspections have been made and approval has been first obtained from of all other departments and agencies having legal authority for review of construction projects, except as provided for in Subsection 110.3 for a temporary Certificate of Occupancy.

**111.2 Temporary connection.** The Building Official will have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

**111.3 Authority to disconnect service utilities.** The Building Official will have the authority to authorize disconnection of utility service to the building, structure or system regulated by the Codes and the Codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official will notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect before to taking such action. If not notified before disconnecting, the owner or occupant of the building, structure or service system will be notified in writing, as soon as practical thereafter.

## **SECTION 112 BOARD OF APPEALS**

**112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Codes, there will be and is hereby created a board of appeals. The board of appeals will be appointed by the governing body and will hold office at its pleasure. The board will adopt rules of procedure for conducting its business.

**112.2 Limitations on authority.** An application for appeal will be based on a claim that the true intent of the Codes or the rules legally adopted has been incorrectly interpreted, the provisions of the Codes do not fully apply or an equally good or better form of construction is proposed. The board will have no authority to waive requirements of the Codes.

**112.3 Qualifications.** The board of appeals will consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

**112.4 Applications, fees and findings.** Any person appealing the decision of the Building Official will file with the Building Official a written application accompanied by a filing fee in accordance with the fee schedule adopted by city council resolution at any time not more than 20 days after the decision of the Building Official.

The application will set forth and include any information as the Building Official may require.

Upon the filing of a verified application, the Building Official will transmit said application to the Board of Appeals, and such board will investigate, examine, review, hear testimony, from and on behalf of the applicant, and will render his findings and decisions on the matter in writing to the applicant with a duplicate copy to the Building Official within 20 days after the conclusion of its proceedings, the Building Official will make all findings and decisions freely accessible to the public.

## **SECTION 113 VIOLATIONS AND PENALTIES.**

It will be unlawful for any person, firm, corporation or any other legal entity to erect, construct, enlarge, alter, repair, move, improve, remove, relocate, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the Codes.

A violation of any provision of the Codes, or of any permit, approved plans and specifications, or any amendment thereto, is a misdemeanor and is punishable by a fine of not to exceed \$1,000 or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the Code occurs or continues, constitutes a new and additional separate offense.

The issuance or granting of a permit or approval of plans and specifications will not be deemed or construed to be permit for, or an approval of any violation of any of the provisions of the Codes. No permit presuming to give authority to violate or cancel the provisions of the Codes will be valid, except insofar as the work or use which it authorizes is lawful. Any person who violates a provision of the Codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of the Codes, will be subject to penalties as prescribed by law,

## **SECTION 114 STOP WORK ORDER**

**114.1 Authority.** Whenever the Building Official finds any work regulated by the Codes being performed in a manner either contrary to the provisions of the Codes or dangerous or unsafe, the Building Official is authorized to issue a stop work order.

**114.2 Issuance.** The stop work order will be in writing and will be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work will immediately cease. The stop work order will state the reason for the order, and the conditions under which the cited work will be permitted to resume.



**114.3 Unlawful continuance.** Any person who will continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, will be subject to penalties as prescribed by law.

## **SECTION 115 UNSAFE STRUCTURES AND EQUIPMENT**

**115.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, will be deemed an unsafe condition. Unsafe structures will be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry will be deemed unsafe.

**115.2 Record.** The Building Official will cause a report to be filed on an unsafe condition. The report will state the occupancy of the structure and the nature of the unsafe condition,

**115.3 Notice.** If an unsafe condition is found, the Building Official will serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice will require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

**115.4 Method of service.** Such notice will be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof will be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure will constitute service of notice upon the owner.

**115.5 Restoration.** The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy will comply with the requirements of Section 105.2.2 and Chapter 34.

## **SECTION 116 CONSTRUCTION TOILETS**

**116.1. Temporary construction toilets.** No person will commence or proceed with the erection, construction, alteration, repair, raising, adding to, removal or demolition of any building or structure, unless adequate, suitable, sanitary toilet facilities under the control of such person are provided for the use of any person employed or working upon such building or structure. Such toilet facilities will be located upon or within a reasonable distance of the lot, premises or site upon which such work is being done. In no case will the line of travel to any toilet facility exceed three hundred feet (300').

**116.2. Toilet standards.** Every toilet must be of the water flush type and connected to a public sewer. All toilet structures must be completely enclosed on four sides and the top and the door must be self closing; the toilet floor must be smooth, and screened ventilation must be provided in toilet compartment. In lieu of flush water closets, approved chemical toilets may be provided.

## **SECTION 117 BUILDING RELOCATION**

**117.1. Definitions.** For the purposes of this section, certain terms, phrases and words will be construed as follows:

"Building" is any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

"Building superintendent" is the building superintendent of the city or his regularly authorized deputy.

"Person" is a natural person, his heirs, executors, administrators or assigns, and also excludes a firm, partnership, or corporation or their successors or assigns, or the agent of any of the aforesaid.

"Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner, except temporary structures of not to exceed ninety days duration used in connection with construction. (Ord. 1841 § 14 (part), 1992; before code § 8400)

**117.2. Permits—Required.** No person, firm or corporation will move any building or structure into or within the City without first obtaining a permit from the planning commission for each such building or structure to be moved. To remove a building from the city, a permit is required as provided in the California Building Code with a separate permit for sewer cap where a building sewer exists. (Ord. 1841 § 14 (part), 1992; Ord. 1399 § 1 (part), 1975; Ord. 1278 § 5 (part), 1970; before code § 8401)

**117.3. Application.** To obtain a permit to move a building or structure, the applicant will first file an application in writing on a form furnished for that purpose by the building superintendent. Every such application will contain the following information:

The address and legal description of the land on which the building or structure is situated;

The address and legal description of the land to which the building or structure is to be moved;

The alterations or additions, if any, to be made to the building or structure to be moved or removed;

The name and address of the contractor;

The name and address of the "house mover";

The use made of the building, or structure to be moved or removed at the time of the application for a permit to move or remove the same;

The use to be made of said building or structure if it is to be moved or removed to land within the City;

Photographs of the building proposed to be relocated and of the proposed site. (Ord. 1841 § 14 (part), 1992; Ord. 1278 § 5 (part), 1970: before code § 8402)

**117.4. Filing fee.** Before or at the time of filing any application for a permit to move a building or structure, a fee to be determined by resolution of the City Council will be paid by the applicant to defray the reasonable cost of investigations and other services required by the planning commission pursuant to this section. The filing fee provided in this section will be in addition to other permit fees which are required to erect, construct, enlarge, alter, repair, improve, and convert any structural, electrical, plumbing and heating work required for any building, or to demolish any building or structure pursuant to other applicable laws or ordinances. (Ord. 1841 § 14 (part), 1992; Ord. 1835 § 8, 1992; Ord. 1278 § 5 (part), 1970: before code § 8403)

**117.5. Investigation—Report.** The building superintendent, upon receipt of application for a permit to move or remove a building or structure, will make all necessary inspections to determine whether such building or structure may be moved safely without demolishing or destroying the same and will determine whether or not the proposed location of any building or structure sought to be moved or removed in the city meets the requirements of the California Building Code and any other laws or ordinances appertaining thereto. The application will also be examined and reviewed by other departments of the city to check and approve the proposed route to be followed in such removal and to check compliance with the laws and ordinances. Upon the making of his inspections and the completion of his investigation of the application for a permit to move or remove any building or structure, the building superintendent will make and file a written report to the planning commission of his findings and recommendations with every such application for a permit to move or remove a building or structure.

Where investigations are required to be made by the building superintendent beyond the city limits, the applicant will pay the building superintendent a sum equal to twenty-five cents per mile for the full mileage, one way, from the city hall to the site where the inspection is made; this charge will be additional to other fees required to be paid for the application under the provisions of this chapter. (Ord.. 1841 § 14 (part), 1992; before code § 8404)

**117.6. Hearing on application—Notices.** Upon the filing of the application referred to in the preceding section, the city clerk or secretary of the planning commission will set the matter for public hearing before the planning commission. At least five days before the hearing, the city clerk or secretary of the planning commission will cause notice

thereof to be posted in a conspicuous place on the property to which it is proposed to move such building. Such notice will be headed "NOTICE OF PROPOSED BUILDING RELOCATION" in letters not less than one inch in height, and also stating the time and place of the public hearing on the application for the relocation permit. He will also cause notice of the hearing to be mailed to the owners of all contiguous or cornering real property, including such real property on the opposite side of any public alley, and all real property situated along either side of each street upon which the property involved abuts and within three hundred feet, and will also cause notice of the hearing to be given by one publication in the official newspaper of the City. (Ord. 1841 § 14 (part), 1992; before code § 8405)

**117.7. Relocation—Permit use restriction.** No permit required by this section will be issued to relocate any building or structure which in the opinion of the planning commission is so constructed or in such condition as to be dangerous; or which is infested with pests or unsanitary; or which, if it is a dwelling or habitation is unfit for human habitation; or which is so dilapidated, defective, unsightly or in such condition of deterioration or disrepair that its location at the proposed site would cause appreciable harm to or be materially detrimental to the property or improvements in the district within a radius of one thousand feet from the proposed site; or if the proposed use is prohibited by the zoning laws of the City; or if the structure is of a type prohibited, at the proposed location, by any fire district ordinance; provided, however, that if the condition of the building or structure in the judgment of the planning commission admits of practicable and effective repair, the permit may be issued subject to appropriate conditions as hereinafter provided. If the unlawful, dangerous or defective condition of the building or structure proposed to be relocated is such that remedy or correction cannot practicably and effectively be made, the permit will be denied. (Ord. 1841 § 14 (part), 1992; before code § 8406)

**117.8. Impositions.** If the granting of a permit required by this chapter is not prohibited by the preceding section, the planning commission may, after public hearing, authorize the building superintendent to issue a relocation permit and in authorizing such permit may impose such terms and conditions as it may deem reasonable and proper.

(1) The person named in the application as the person who will move the building or structure to be moved or removed will furnish evidence of public liability insurance covering injuries to persons and property by reason of the proposed moving or removing of said building in a reasonable amount to be approved by the building superintendent, but in no event less than twenty-five thousand dollars.

(2) Where the building is to be moved or removed to land within the city, the applicant or some person on his behalf will file a performance bond, in the form of cash or surety bond, in an amount as determined by the building superintendent to be sufficient to guarantee the performance within one hundred twenty days, or such extension as may be approved pursuant to Section 117.13, of all necessary work and improvements and the furnishing of all labor and materials necessary to make said building or structure, when moved to such location, comply with any applicable laws and ordinances including but not limited to the various health, building and zoning regulations of the city. In the event the building is to be moved or removed out of the city, such performance bond will

be filed guaranteeing the completion of such removal as prescribed by the terms of the permit issued hereunder.

(3) No person will move over any street within the city any building without first securing a permit from the street superintendent to do so and furnishing a security bond to secure the city against damage to public property, said permit to be obtained and bond to be furnished in the manner hereinafter described.

(4) Any person desiring to move any building along any street within the City must first make application to the street superintendent for a permit to do so and must pay a permit fee in an amount which will be determined by resolution of the City Council, per house or single dwelling unit and will furnish to the street superintendent a liability insurance bond or policy of not less than twenty-five thousand dollars to protect the city against damage to public property. Upon such application being made, the fee being paid and the bond being furnished, the street superintendent will issue a permit for the moving of such building or units and will indicate in such permit the streets along and over which the same will be moved.

(5) No building will be moved over any streets of the City other than those indicated in the permit issued by the street superintendent hereunder, who will also fix the day and hours for the moving to be performed by the permittee. (Ord. 1841 § 14 (part), 1992; Ord. 1779-§ 10 (part), 1989; Ord. 1535 § 10, 1980; Ord. 1480 § 1 (part), 1978; Ord. 1399 § 1 (part), 1975; before code § 8407)

**117.9. Default in performance—Remedy.**

- a) Whenever the City Council will find that a default has occurred in the performance of any term or condition of any permit, written notice thereof will be given to the principal and to the surety on the bond.
- b) Such notice will state the work to be done, the estimated cost thereof, and the period of time deemed by the City Council to be reasonably necessary for the completion of such work.
- c) After receipt of such notice, the surety must, within the time therein specified, either cause the required work to be performed or, failing therein, must pay over to the city council the estimated cost of doing the work, as set forth in the notice, plus an additional sum equal to ten percent of the estimated cost. Upon the receipt of such moneys, the City Council will proceed, by such mode as it deems convenient, to cause the required work to be performed and completed, but no liability will be incurred therein other than for the expenditure of the said sum in hand therefore.
- d) If a cash bond has been posted, notice of default, as provided above, will be given to the principal, and if compliance is not had within the time specified, the City Council will proceed without delay, and without further notice or proceedings whatever, to use the cash deposit or any portion of such deposit to cause the required work to be done, by contract or otherwise in the discretion of the City Council. The balance, if any, of such cash deposit will, upon the completion of the work, be returned to the depositor, or to his successors or assigns, after deducting the cost of the work plus ten percent thereof.
- e) When any default has occurred, on the part of the principal under the preceding provisions, the surety will have the option, in lieu of completing the work required to demolish the building or structure, and to clear, clean, and restore the site. If the

surety will fail to complete the work or demolish the building or structure and to clear, clean, and restore the site as herein provided, the City Council will have the same option.

- f) The term of each bond posted pursuant to this section will begin upon the date of the posting and will end upon the completion to the satisfaction of the City Council of the performance of all the terms and conditions of the relocation permit. Such completion will be evidenced by a statement thereof, signed by the building superintendent, a copy of which will be sent to any surety or principal upon request. When a cash bond has been posted, the cash will be returned to the depositor, or to his successor or assigns, upon the termination of the bond, except any portion thereof that may have been deducted as elsewhere in this section provided. (Ord. 1841 § 14 (part), 1992; Ord. 1399 § 1 (part), 1975; before code § 8400)

**117.10. Entry upon premises.**

- a) The City Council, the surety, and the duly authorized representatives of either, will have access to the premises described in the relocation permit for the purpose of inspection the progress of the work.
- b) In the event of any default in the performance of any term or condition of the relocation permit, the surety, or any person employed or engaged on its behalf, or the City Council, or any person employed or engaged on its behalf, will have the right to go upon the premises to complete the required work or to remove or demolish the building or structure.
- c) No owner, his representatives, successors or assigns, or any other person, will interfere with or obstruct the ingress or egress to or from any such premises of any authorized representative or agent of any surety or of the City engaged in the work of completing, demolishing or removing any building or structure for which a relocation permit has been issued, after a default has occurred in the performance of the terms or conditions thereof. (Ord. 1841 § 14 (part), 1992; before code § 8409)

**117.11. Denial of permit.**

- a) If the written report of the building superintendent shows that the moving or removing of the building or structure specified in the application may not be done safely without demolishing or destroying the same, the planning commission will deny the application for a permit to move or remove said building or structure.
- b) If the written report of the building superintendent shows that where the building or structure specified in the application is to be moved or removed into the City, that said building or structure may not be made to conform with the requirements of any laws and ordinances applicable thereto, the planning commission will deny the application for a permit to move or remove said building or structure unless the applicant can and does select another location within the city limits to which said building or structure may be moved or removed in conformance with any laws and ordinances applicable thereto.
- c) If, as a result of a public hearing thereon, the planning commission will find any of the conditions set forth in Section 117.7 which do not admit of practical correction, then the planning commission will deny said permit for relocation. (Ord. 1841 § 14 (part), 1992; Ord. 1399 § 1 (part), 1975; before code § 8410)

**117.12. Appeal.** The decision of the planning commission will be final on midnight of the thirtieth day following this decision unless an appeal is filed in accordance with this section. The applicant, or any person who owns real property or resides within three hundred feet of the property lines of the property to which the permit application relates, may file with the city clerk a written appeal of the planning commission's decision together with a filing and processing fee of sixty dollars before to the planning commission's decision becoming final.

The City Council, by motion, adopted by a majority vote, made at any time before the planning commission's decision becoming final, may appeal that decision to itself. No appeal may be withdrawn except by the appealing party, with the consent of the applicant and the City Council; no refund of the filing fee will be permitted in case of withdrawal.

In the event the planning commission's decision is appealed, the City Council will conduct a duly advertised public hearing on the matter, and the action of the City Council following such hearing will be final and conclusive. (Ord. 1841 § 14 (part), 1992; Ord. 1388 § 1 (part), 1975)

**117.13. Extensions.** Before to the expiration of a permit, the granting body, for good cause, may extend the time within which any or all work is to be completed pursuant to such permit, and the extension may be approved without a public hearing thereon. (Ord. 1841 § 1-3 (part), 1992; Ord. 1399 § 2, 1975)

**118. Certificate of registration – special inspector or approved fabricator.**

**118.1. Special Inspector.** The special inspector is a qualified person having a certificate of registration issued by the Building Official, for inspection of the particular type of construction or operation requiring special inspection. The special inspector will demonstrate competence, to the satisfaction of the Building Official, in the special inspection category or categories under which a certificate of registration is sought. The Building Official may revoke a certificate of registration upon his determination that the special inspector has failed to perform the duties described in this code. (Ord. 2053 § 6, 2007)

**118.2 Certificate of registration validity.** Certificate of registration issued for a special inspector or an approved fabricator may include one or more special inspection categories as described in this code. The certificate will be issued for a period of one year and may be renewed annually upon payment of registration fee. (Ord. 2053 § 7, 2007)

**118.3. Registration Fee.** The fee for each category of certification and registration processing for special inspectors or approved fabricators will be as set forth in a City Council resolution. (Ord. 2053 § 8, 2007)



**119. Investigation Fee.** When construction work that requires a permit is commenced without a permit, an investigation fee in addition to the permit fee will be collected whether or not a permit is then or subsequently issued. The investigation fee will be based on a sliding scale, depending on the complexity or hazard of the work performed as reasonably determined by the Building Official, of an amount ranging from 25% to 150 % of the permit fee required by this Code as adopted by the City's Master Fee schedule. The payment of such investigation fee will not exempt an applicant from compliance with all other provisions of either the Code or the technical Codes nor from the penalty prescribed by law.  
(Ord. 2053 § 10, 2007)

## **Chapter 16.11 BUILDING CODE**

16.11.010 Documents--Adopted by reference.

16.11.020 Chapter 1—Administrative provisions.

16.11.030 Section 312.1 amended—Swimming pools, U occupancy.

16.11.040 Sections 504.2, 506.3 and 506.4.1 amended—Heights and areas.

16.11.050 Section 717.3.2 amended—Draftstopping

16.11.060 Section 717.3.3 amended--Draftstopping.

16.11.070 Section 717.4.3 amended--Draftstopping.

16.11.080 Section 901.1.1 added—Owner responsibility.

16.11.90 Section 901.4.5 added—Non-operational equipment.

16.11.100 Section 903 amended—Automatic sprinkler systems.

16.11.110 Section 905.3.11 added—Standpipes in residential complexes.

16.11.120 Section 907.1.6 added—Multiple fire alarm and detection systems.

16.11.130 Section 907.2 amended—Fire alarm systems in new buildings and structures.

16.11.140 Table 1505.1 amended—Roof coverings.

16.11.150 Section 1505.1.3 amended—Roof coverings.



16.11.160 Section 1613.6.1 amended—Flexible diaphragms.

16.11.170 Section 1613.6.7 amended—Deflection allowances.

16.11.180 Section 1613.8 amended—Braced steel frames.

16.11.190 Section 1613.9 added—Wood frame exception.

16.11.200 Section 1613.10 added—Design factor.

16.11.210 Section 1613.11 added—Wood diaphragms.

16.11.220 Section 1613.13 added—Seismic design, Suspended ceiling.

16.11.230 Section 1613.14 added—Building seismic separation.

16.11.240 Section 1704.4 amended—Concrete strength exception.

16.11.250 Section 1704.8 amended—Grade beam inspection.

16.11.260 Section 1704.9 amended—Grade beam inspection.

16.11.270 Section 1705.3 amended—Special inspections.

16.11.280 Section 1710.1 amended—Structural observation.

16.11.290 Section 1710.2 amended—Structural observation.

16.11.300 Section 1807.1.4 amended—Wood foundations.

16.11.310 Section 1807.1.6 amended—Concrete and masonry foundations.

16.11.320 Section 1809.3 amended—Stepped footings.

16.11.330 Section 1809.7 and Table 1809.7 amended—Conventional footings.

16.11.340 Section 1809.12 amended—Timber footings.

16.11.350 Section 1810.3.2.4 amended—Timber foundations.

16.11.360 Section 1908.1 amended and Sections 1908.1.11 thru 1908.1.14 added—Concrete design.

16.11.370 Section 1908.1.2 amended—Seismic design categories.

16.11.380 Section 1908.1.3 amended—Connection design.

16.11.390 Section 1908.1.8 amended—Plain concrete limitations.

16.11.400 Section 1909.4 amended—Plain concrete design.

16.11.410 Section 2204.1.1 added—Welding materials.

16.11.420 Section 2205.4 added—Bracing limitations.

16.11.430 Section 2304.11.7 amended—Wood retaining walls.

16.11.440 Section 2305.4 added—Nail quality.

16.11.450 Section 2305.5 added—Hold-down connectors.

16.11.460 Tables 2306.2.1(3) and (4) added and Section 2306.2.1 amended—Wood shear wall limitations.

16.11.470 Table 2306.3(2) added and Section 2306.3 and Table 2306.3 amended—Wood shear wall limitations.

16.11.480 Section 2306.7 amended—Shear wall, other materials.

16.11.490 Section 2308.3.4 amended—Braced wall line support.

16.11.500 Section 2308.12.2 amended—concrete and masonry veneer.

16.11.510 Section 2308.12.4 and Table 2308.12.4 amended—Braced walls.

16.11.520 Section 2304.9.1 and Table 2304.9.1 amended—Staple fasteners.

16.11.530 Section 2308.12.5 amended—Staple fasteners.

16.11.540 Section 3109.1 amended—Public bodies of water exemption.

16.11.550 Section 3109.4.1.10 added—Prohibited activity.

16.11.560 Section 3109.4.4.1 amended—Private pool definition.

16.11.570 Section 3109.4.4.2 amended—Pool enclosures.

16.11.580 Section 3109.6 added—Pool lighting restriction.

16.11.590 Appendix I, Section 1101.1 amended—Patio enclosures.

**16.11.010 Documents--Adopted by reference.**

(a) The City Council of the City of Monterey Park adopts the 2010 Edition of the California Building Code based on the 2009 Edition of the International Building Code, as published by the International Code Council, as Chapter 16.11 of Title 16 of the MPMC, except such portions as are deleted, modified, or amended as set forth in this chapter. Said Code is adopted and incorporated as if fully set forth herein.

(b) The purpose of these Codes is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures.

State law references: Authority to regulate construction, Government Code § 38660; California Building Standards Law, Government Code § 18901 et seq.

**Sec. 16.11.020. Chapter 1, Division II Scope and Administration amended.**

The text within Chapter 1 Division II is deleted and replaced with the following:

**Division II  
Administrative Provisions**

**Section 101.** For administrative provisions for this Code, see Sec. 16.01.040.

**Sec. 16.11.030. Section 312.1 amended.**

Section 312.1 is amended to add "swimming pools" to the list of Group U occupancies such that the section reads as follows:

**312.1 General.** Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy will be constructed, equipped and maintained to conform to the requirements of the Codes commensurate with the fire and life hazard incidental to their occupancy. Group U will include, but not be limited to, the following:

- Agricultural buildings
- Aircraft hangars, accessory to a one-or two-family residence (see Section 412.3)
- Barns
- Carports
- Fences more than 6 feet (1,829 mm) high
- Grain silos, accessory to a residential occupancy
- Greenhouses
- Livestock shelters
- Private garages
- Retaining walls
- Sheds
- Stables
- Tanks
- Towers
- Swimming pools

**Sec. 16.11.040. Sections 504.2, 506.3 and 506.4.1 amended.**

Sections 504.2, 506.3 and 506.4.1 are deleted in their entirety and replaced to read as follows:

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6,096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the area increase in accordance with Section 506.2.

Exceptions:

1. Fire areas with an occupancy in Group I-2 of Type IIB, III, IV and V construction.
2. Fire areas with an occupancy in Group H-1, H-2, H-3 or H-5.
3. Fire resistance rating substitution in accordance with Table 601, Note e.
4. [SFM] Fire areas with an occupancy in Group L.
5. [SFM] Fire areas with an occupancy in Licensed Group I-1 and R-4.

These increases are not permitted in addition to the area increase in accordance with 506.3.

For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6,096 mm) and the maximum number of stories is increased by one, but will not exceed 60 feet (18,288 mm) or four stories, respectively, these increases are permitted in addition to the area increase in accordance with Section 506.3.

**506.3 Automatic sprinkler system increase.** Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by an additional 200 percent (Is = 2) for buildings with more than one story above grade plane and an additional 300 percent (Is = 3) for buildings with no more than one story above grade plane.

**Exception:** The area limitation increases will not be permitted for the following conditions:

1. The automatic sprinkler system increase will not apply to buildings with an occupancy in Use Group H-1.
2. The automatic sprinkler system increase will not apply to the floor area of an occupancy in use Group H-2 or H-3. For mixed use buildings containing such occupancies, the allowable area will be calculated in accordance with Section 508.3.3.2, with the sprinkler increase applicable only to the portions of the building not classified as Use Group H-2 or H-3.
3. Fire-resistance rating substitution in accordance with Table 601, note e.

4. [SFM] The automatic sprinkler system increase will not apply to Group L occupancies.

These increases are not permitted in addition to the area increase in accordance with 504.2.

For Group R-2 buildings of Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, these increases are permitted in addition to the height increase in accordance with Section 504.2.

**506.4 Area determination.** The maximum area of a building with more than one story above grade plane will be determined by multiplying the allowable area of the first story ( $A_a$ ), as determined in Section 506.1, by the number of stories above grade plane as listed below:

1. For buildings with two or more stories above plane, multiply by (2);
2. No story will exceed the allowable area per story ( $A_a$ ), as determined in Section 506.1, for the occupancies on the story.

**Exception:** Unlimited area buildings in accordance with Section 507.

**506.4.1 Mixed occupancies.** In buildings with mixed occupancies, the allowable area per story ( $A_a$ ) must be based on the most restrictive provisions for each occupancy when the mixed occupancies are treated according to Section 508.3.2. When the occupancies are treated according to Section 508.3.3 as separated occupancies, the maximum total building area must be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.3.3.2 must comply with the following:

1. The sum must not exceed 2 for two-story buildings or higher.

**Sec. 16.11.050. Sections 717.3.2 amended.**

Section 717.3.2 is amended by deletion of Exceptions 1 and 2.

**Sec. 16.11.060. Sections 717.3.3 amended.**

Section 717.3.3 is amended by deletion of Exceptions 1 and 2 and adds a new exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1.1 is installed, the area between draft stops may be 3,000 square feet ( $279 \text{ m}^2$ ) and the greatest horizontal dimension may be 100 feet (30,480 mm).

**Sec. 16.11.070. Sections 717.4.3 amended.**

Section 717.4.3 is amended by deletion of Exceptions 1 and 2. Add a new exception to read as follows:

Exception: Where an automatic sprinkler system in accordance with Section 903.3.1.1 is installed, the area between draft stops may be 9,000 square feet (836 m<sup>2</sup>) and the greatest horizontal dimension may be 100 feet (30,480 mm).

**Sec. 16.11.080. Section 901.1.1 added.**

Section 901.1.1 is added to the California Building Code to read as follows:

**901.1.1 Owner Responsibility.** The owner of the protected premises will be responsible for all fire protection systems within the protected premises, whether existing or installed under the Codes.

**Section 16.11.090. Section 901.4.5 added.**

Section 901.4.5 is added to the California Building Code to read as follows:

**901.4.5 Non-operational equipment.** Any fire protection equipment that is no longer in service must be removed upon approval of the fire code official.

**Section 16.11.100. Section 903 amended with additions, deletions and revisions.**

Section 903 of the California Building Code is added, amended and/or deleted as follows:

Amend Section 903.1 to read:

**903.1 General.** Automatic sprinkler systems must comply with this section.

Add new Section 903.1.1 to read:

**903.1.1 Alternative protection.** Alternative automatic fire-extinguishing systems complying with Section 904 will be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

Amend Section 903.1.4 to read:

**903.1.4 Partial Automatic Fire Suppression Systems Prohibited.**

Whenever an automatic fire suppression system is installed for any portion of any building or structure, an automatic fire suppression system must be installed for the entire building or structure.

Amend Section 903.2 to read:

**903.2 Where required.** An approved automatic system must be installed in all new and existing buildings and structures as set forth in this section.

Exceptions:

1. When approved by the fire code official, spaces or areas in telecommunications buildings used exclusively for telecommunication equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than one-hour fire resistance-rated walls and two-hour fire-resistance-rated floor/ceiling assemblies.
2. Automatic fire sprinkler protection for fixed guideway transit systems will be as per 903.2.17

Section 903 of the California Building Code is amended by adding Section 903.2.1, entitled "New Occupancies," to read as follows:

**903.2.1 New Occupancies.** An automatic sprinkler system will be installed in all new occupancies as follows:

1. Throughout all buildings or structures exceeding 6,000 square feet in total fire area except open parking garages, classified as Group S-2 occupancies.
2. Throughout all buildings or structures with an assembly area exceeding 2,250 square feet, except Group A-5 occupancies.
3. Throughout all buildings or structures, three or more stories in height regardless of occupancy classification.

Section 903 of the California Building Code is amended by adding Section 903.2.2, entitled "Existing Occupancies," to read as follows:

**903.2.2 Existing Occupancies.** An automatic sprinkler system will be installed in all existing occupancies as follows:

1. Throughout all existing buildings and new sections of any existing buildings and structures whenever total additional result in an increase of 1,000 square feet in the total floor area; including mezzanines or additional stories, regardless of the type of construction, type of occupancy or area, will be provided with an approved automatic sprinkler system conforming to Section 903.3.1 and the Codes, upon the occurrence of any of the following conditions:
  - 1.1 Addition(s) to any building or structure creating a total area exceeding the areas set forth in the Codes; or
  - 1.2 Addition(s) to any building or structure causing a building to become three or more stories in height; or
  - 1.3 Alteration(s) or repair(s) to any existing building or structure, exceeding fifty percent (50%) of the value of the building, when the total building area is in excess of the areas set forth in the Codes, within any twelve (12) month period; or
  - 1.4 Throughout existing and new sections of any building for which there is an occupancy classification change to a more hazardous use, or use increases the fire hazard to the building, structure or life safety of the occupants, as determined by

the fire code official.

1.5 Throughout any existing Group R Division 2 occupancy being subdivided to condominium units.

1.6 Owners of buildings which have received final map approval for condominium conversion from the City Council that are not fire sprinklered throughout, and in which rental units have not been sold as condominium units, will cause such buildings to be provided with a complete automatic fire sprinkler system throughout before sale of the first condominium unit. The system design, installation, and permits will be in accordance with the applicable standards and provision of the Codes for new buildings.

2. This subsection will not apply to attached additions to unsprinklered Group R-3.1 and R-4 occupancies.

**Exception:**

1. When an addition, alternation or repair is equal to 1,000 square feet in fire area or more, or exceeds fifty percent (50%) of the area of the building within any twelve month period, the entire building will be provided with an approved automatic sprinkler system.

Section 903 of the California Building Code is amended by changing Section 903.2.1 to Section 903.2.2.1 and rennumbers the subsections accordingly and amends to read as follows

**903.2.2.1.1 Group A-1.** Item number 1 is amended in its entirety to read:

1. The fire area exceeds 6,000 square feet (1115m<sup>2</sup>);

**903.2.2.1.2 Group A-2.** Item number 1 is amended in its entirety to read:

1. The fire area exceeds 2,250 square feet (465 m<sup>2</sup>);

**903.2.2.1.2 Group A-2.** Item number 4 is deleted in its entirety.

**903.2.2.1.3 Group A-3.** Item number 1 is amended in its entirety to read:

1. The fire area exceeds 6,000 square feet (1115 m<sup>2</sup>);

**903.2.2.1.3 Group A-3.** Item number 4 is deleted in its entirety.

**903.2.2.1.4 Group A-4.** Item number 1 is amended in its entirety to read:

1. The fire area exceeds 6,000 square feet (1115 m<sup>2</sup>).

Section 903 of the California Building Code is amended by changing Sections 903.2.2 through 903.2.18 to Sections 903.2.2.2 through 902.2.2.18 and amends specific sections to read as follows:



**903.2.2.3. Group E.**

Item number 1 is amended in its entirety to read:

1. Throughout all Group E fire areas greater than 6,000 square feet in fire area or with an occupant load of one hundred (100) persons or more.

**903.2.2.3. Group E.**

Item number 4 is deleted in its entirety

**903.2.2.4. Group F-1.**

Item number 1 is amended in its entirety to read:

1. Where a Group F-1 fire area exceeds 6,000 square feet (1115 m<sup>2</sup>);

**903.2.2.4. Group F-1.**

Item number 3 is deleted in its entirety.

**903.2.2.7. Group M.**

Item number 1 is amended in its entirety to read:

1. Where a Group M fire area exceeds 6,000 square feet (1115 m<sup>2</sup>);

**903.2.2.7. Group M.**

Items number 3 and 5 are deleted in their entirety.

**903.2.2.9. Group S-1.**

Items number 1 and 4 are amended in their entirety to read:

1. A Group S-1 fire area exceeds 6,000 square feet (1115 m<sup>2</sup>); or
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 3,000 square feet.

**903.2.2.9. Group S-1.**

Item number 3 is deleted in its entirety.

**903.2.2.9.1. Repair garages.**

Items number 1, 2 and 4 are amended in their entirety to read:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet,
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 3,000 square feet.

**903.2.2.10. Group S-2.**

Item number 1 is amended in its entirety to read:

1. Where the fire area of the enclosed parking garage exceeds 6,000 square feet (1115 m<sup>2</sup>).

**903.2.2.11. Specific building areas and hazards.**

The exception is deleted in its entirety.

**903.2.2.11.3. Buildings 55 feet or more in height.**

Item number 3 is deleted in its entirety.

Amend Section 903.3 to read as follows:

**903.3. Installation requirements.** Automatic sprinkler systems will be designated and installed in accordance with Sections 903.3.1 through 903.3.7.

Add Section 903.3.1.1.2 to read as follows:

**903.3.1.1.2. Detailed requirements.** In other than residential buildings that are not over two stories in height, automatic sprinkler systems will be designed and installed in accordance with the NFPA 13, 2010 Edition and the conditions, restrictions and modifications as set forth in the following subsections:

1. In buildings three or more stories in height and with a common stairway, separate control valve(s) capable of independently controlling the fire sprinkler system on each floor and each basement level will be provided and installed in the stairway.
2. A ten percent (10%) safety factor will be provided for all hydraulically calculated sprinkler systems.

Amend Section 903.3.1.2 to read as follows:

**903.3.1.2. NFPA 13R sprinkler systems.** Where allowed in buildings of Group

R, up to and including two stories in height, automatic sprinkler systems will be installed throughout in accordance with NFPA 13R, 2010 Edition.

Amend Section 903.3.1.2.1 to read as follows:

**903.3.1.2.1. Balconies and decks.** Sprinkler protection will be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction. Sidewall sprinklers that are used to protect such areas will be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and docks that are constructed of open wood joist construction.

Add new Section 903.3.1.2.2 to read as follows:

**903.3.1.2.2. Detailed requirements.** In residential buildings that are not over two stories in height, automatic sprinkler systems will be designed and installed in accordance with NFPA 13R, 2010 Edition and the conditions, restrictions and modifications as set forth in the following subsections:

1. A ten percent (10%) safety factor will be provided for all hydraulically calculated sprinkler systems.
2. All fire areas will be sprinklered including attached carports, garages, corridors, penthouse equipment rooms, elevator machine rooms, storage rooms, covered driveways and usable space underneath stairways.
3. Sprinklers can be omitted from attics and crawl spaces, which are not used or intended for living purposes or storage. When a forced-air unit is installed in an attic, one or more intermediate temperature residential or quick response sprinklers, of like orifice size as the dwelling unit, will be installed above the mechanical unit.

Amend Section 903.3.1.3 to read as follows:

**903.3.1.3. NFPA 13D sprinkler systems.** Where allowed, automatic sprinkler systems will be installed in one- and two-family dwellings will be installed throughout in accordance with NFPA 13D.

Add new Section 903.3.1.3.1 to read as follows:

**903.3.1.3.1. Detailed requirements.** Automatic sprinkler system protection for one and two-family dwellings will be designed and installed in accordance with NFPA 13D, 2010 Edition with the conditions, restrictions and modifications as set forth in the following subsections:

1. A common water supply connection serving one or more dwelling units, 5 gallons per minute, per unit will be added to the sprinkler system demand to determine the size of common piping, the total water supply requirements, and the size of the water meter.

2. Sprinklers connected to a water supply upstream of the domestic shutoff valve must be provided with a main shutoff valve to control both the fire sprinkler and the domestic systems. The fire sprinkler system piping cannot have a separate control valve.
3. Local water flow alarms must be provided on all sprinkler systems. The alarm must be of sufficient intensity to be clearly audible in all rooms over background noise levels with all intervening doors closed.
4. Sprinklers must be required in all attached garages. Sprinklers located in garages must be listed residential sprinklers or quick response sprinklers having the same orifice size as the sprinklers in the dwelling unit.
5. Sprinklers can be omitted from attics and crawl spaces, which are not used or intended for living purposes or storage. When a forced-air unit is installed in an attic, one or more intermediate temperature residential or quick response sprinklers, of like orifice size as the dwelling unit, must be installed above the mechanical unit.
6. A ten percent (10%) safety factor from static pressure must be included in the hydraulic calculations.
7. All overhead piping must be hydrostatically tested for leakage at 150 psi for two hours and inspected before drywall or insulation installation.

Amend Section 903.3.2 to read as follows:

**903.3.2. Quick-response and residential sprinklers.** Where automatic sprinkler systems are required by the Codes, quick-response and residential automatic sprinklers must be installed in the following areas in accordance with Section 903.3.1 and their listings.

Amend Section 903.3.5 to read as follows:

**903.3.5 Water Supplies.** Water supplies for *automatic sprinkler systems* will comply with this section and the standards referenced in section 903.3.1. The potable water supply must be protected against backflow in accordance with *Health and Safety Code Section 1131147*. Hydraulic calculations will include a ten percent (10%) reduction from the source.

Amend Section 903.3.5.1.2 to read as follows:

**903.3.5.1.2. Residential combination services.** A single combination water supply must be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

Amend Section 903.3.5.2 to read as follows:

**903.3.5.2. Secondary water supply.** A secondary on-site water supply equal to the hydraulically calculated sprinkler demand, including the hose stream requirement, will be provided for high-rise buildings in Seismic Design Category C,

D, E or F as determined by the California Building Code. The secondary water supply must have a duration of not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13.

**Exception:** Existing buildings.

Add a new Section 903.3.9 to read as follows:

**903.3.9. Access difficulty.** When the fire code official determines that access for fire apparatus and equipment is unduly difficult to serve any building and structure not otherwise required to be sprinklered, the installation of an automatic fire sprinkler system may be required.

**Sec. 16.11.110. Section 905.3.11 added.**

Section 905.3.11 is added to read as follows:

**905.3.11 Standpipes in residential complexes.** All residential complexes which cause unusual fire fighting problems due to size, configuration, location, and/or lack of access must be equipped at the discretion of the fire code official with one or more 2 1/2-inch-valved standpipe(s).

**Sec. 16.11.120. Section 907.1.6 added.**

Section 907.1.6 is added to read as follows:

**907.1.6 Multiple Fire Alarm Systems.** Multiple fire alarm systems within single protected premises are not permitted, unless specifically authorized by the fire code official.

**Sec. 16.11.130. Section 907.2 amended.**

Section 907.2 amended to read as follows:

**907.2 Where required -- new buildings and structures.** An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of this code and NFPA 72 will be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this code. Where automatic sprinkler protection installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section will not be required. The automatic fire detectors will be smoke detectors unless otherwise permitted by the fire code official. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection will be allowed.

**Sec. 16.11.140. Table 1505.1 amended.**

Table 1505.1 is hereby amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

**TABLE 1505.1**  
**MINIMUM ROOF COVERING CLASSIFICATIONS**

TYPES OF CONSTRUCTION								
IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

**Sec. 16.11.150. Sections 1505.1.3 amended.**

Section 1505.1.3 is amended, by the deletion of the entire section and the addition of a new section to read as follows:

**1505.1.3. Roof coverings within all other areas.** The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, will be a fire-retardant roof covering that is at least Class A."

**Sec. 16.11.160. Section 1613.6.1 amended.**

Section 1613.6.1 of the 2010 Edition of the California Building Code is amended to read as follows:

**1613.6.1 Assumption of flexible diaphragm.** Add the following text at the end of Section 12.3.1.1 of ASCE 7:

Diaphragms constructed of wood structural panels or untopped steel decking will also be permitted to be idealized as flexible, provided all of the following conditions are met:

1. Toppings of concrete or similar materials are not placed over wood structural panel diaphragms except for nonstructural toppings no greater than 1 ½ inches (38 mm) thick.
2. Each line of vertical elements of the seismic-force-resisting system complies with the allowable story drift of Table 12.12-1.
3. Vertical elements of the seismic-force-resisting system are light-framed walls sheathed with wood structural panels rated for shear resistance or steel sheets.
4. Portions of wood structural panel diaphragms that cantilever beyond the vertical elements of the seismic-force-resisting system are designed in accordance with Section 4.2.5.2 of AF&PA SDPWS.

**Sec. 16.11.170. Equation 16-44 of Section 1613.6.7 amended.**

Equation 16-44 of Section 1613.6.7 of the 2010 Edition of the California Building Code is amended to read as follows:

$$\delta_M = C_d \delta_{max} \quad \text{(Equation 16-44)}$$

where:

$C_d$  = Deflection amplification factor in Table 12.2-1 of ASCE 7.

$\delta_{max}$  = Maximum displacement defined in Section 12.8.4.3 of ASCE 7.

**Sec. 16.11.180. Section 1613.8 added.**

Section 1613.8 is added to Chapter 16 of the 2010 Edition of the California Building Code to read as follows:

**1613.8 ASCE 7, Table 12.8-2.** Modify ASCE 7 Table 12.8-2 by adding the following:

Structure Type	$C_t$	$\alpha$
Eccentrically braced steel frames and buckling-restrained braced frames	0.03 (0.0731) <sup>a</sup>	0.75

**Sec. 16.11.190. Section 1613.9 added.**

Section 1613.9 is added to Chapter 16 of the 2010 Edition of the California Building Code to read as follows:

**1613.9 ASCE 7, 12.2.3.1, Exception 3.** Modify ASCE 7 Section 12.2.3.1 Exception 3 to read as follows:

3. Detached one and two family dwellings up to two stories in height of light frame construction.

**Sec. 16.11.200. Section 1613.10 added.**

Section 1613.10 is added to Chapter 16 of the 2010 Edition of the California Building Code to read as follows:

**1613.10 ASCE 7, Section 12.8.7.** Modify ASCE 7 Section 12.8.7 by amending Equation 12.8-16 as follows:

$$\theta = \frac{P_x \Delta I}{V_x h_{sx} C_d} \quad \text{(12.8-16)}$$

**Sec. 16.11.210. Section 1613.11 added.**

Section 1613.11 is added to Chapter 16 of the 2010 Edition of the California Building Code to read as follows:

**1613.11 ASCE 7, Section 12.11.2.2.3.** Modify ASCE 7, Section 12.12.4 to read as follows:

**12.11.2.2.3 Wood Diaphragms.** In wood diaphragms, the continuous ties will be in addition to the diaphragm sheathing. Anchorage will not be accomplished by use of toe nails or nails subject to withdrawal nor will wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing will not be considered effective as providing ties or struts required by this section.

For structures assigned to Seismic Design Category D, E or F, wood diaphragms supporting concrete or masonry walls will comply with the following:

1. The spacing of continuous ties will not exceed 40 feet. Added chords of diaphragms may be used to form subdiaphragms to transmit the anchorage forces to the main continuous crossties.
2. The maximum diaphragm shear used to determine the depth of the subdiaphragm will not exceed 75% of the maximum diaphragm shear.

**Sec. 16.11.220. Section 1613.13 added.**

Section 1613.13 is added to Chapter 16 of the 2010 Edition of the California Building Code to read as follows:

**1613.13 Suspended Ceilings.** Minimum design and installation standards for suspended ceilings will be determined in accordance with the requirements of Section 2506.2.1 of the Codes and this subsection.

**1613.13.1 Scope.** This part contains special requirements for suspended ceilings and lighting systems. Provisions of Section 13.5.6 of ASCE 7 will apply except as modified herein.

**1613.13.2 General.** The suspended ceilings and lighting systems will be limited to 6 feet (1828 mm) below the structural deck unless the lateral bracing is designed by a licensed engineer or architect.

**1613.13.3 Design and Installation Requirements.**

**1613.13.3.1 Bracing at Discontinuity.** Positive bracing to the structure will be provided at changes in the ceiling plane elevation or at discontinuities in the ceiling grid system.

**1613.13.3.2 Support for Appendages.** Cable trays, electrical conduits and piping will be independently supported and independently braced from the structure.

**1613.13.3.3 Sprinkler Heads.** All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling assemblies, will be designed to allow for free movement of



the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile, in accordance with Section 13.5.6.2.2 (e) of ASCE 7.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies will comply with Section 713 of the Codes.

**1613.13.3.4 Perimeter Members.** A minimum wall angle size of at least a two-inch (51 mm) horizontal leg will be used at perimeter walls and interior full height partitions. The first ceiling tile will maintain 3/4 inch (19 mm) clear from the finish wall surface. An equivalent alternative detail that will provide sufficient movement due to anticipated lateral building displacement may be used in lieu of the long leg angle subject to the approval of the Superintendent of Building.

**1613.13.4 Special Requirements for Means of Egress.** Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more will comply with the following provisions.

**1613.13.4.1 General.** Ceiling suspension systems must be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers must not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

**1613.13.4.2 Assembly Device.** All lay-in panels will be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

**1613.13.4.3 Emergency Systems.** Independent supports and braces will be provided for light fixtures required for exit illumination. Power supply for exit illumination will comply with the requirements of Section 1006.3 of the Codes.

**1613.13.4.4 Supports for Appendage.** Separate support from the structural deck will be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

**Sec. 16.11.230. Sections 1613.14 added.**

Section 1613.14 is added to Chapter 16 of the 2007 California Building Code to read as follows:

**1613.14 Minimum Distance for Building Separation.** All structures must be separated from adjoining structures. Separations must allow for the maximum inelastic response displacement ( $\Delta_M$ ).  $\Delta_M$  must be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:

$$\Delta_M = \frac{C_d \delta_{max}}{I} \quad (\text{Equation 16-45})$$

where  $\Delta_{max}$  is the calculated maximum displacement at Level x, and may be taken as 1.2 times the average of the displacement at the extreme points of the structure at level x.

Adjacent buildings on the same property will be separated by at least a distance  $\Delta_{MT}$ , where

$$\Delta_{MT} = \sqrt{(\Delta_{M1})^2 + (\Delta_{M2})^2} \quad (\text{Equation 16-46})$$

and  $\Delta_{M1}$  and  $\Delta_{M2}$  are the maximum inelastic response displacements of the adjacent buildings.

Where a structure adjoins a property line not common to a public way, the structure will also be set back from the property line by at least the displacement,  $\Delta_M$ , of that structure.

**Exception:** Smaller separations or property line setbacks will be permitted when justified by rational analyses.

#### **Sec. 16.11.240. Section 1704.4 amended.**

Section 1704.4 of the 2010 Edition of the California Building Code is amended to read as follows:

**1704.4 Concrete Construction.** The special inspections and verifications for concrete construction will be as required by this section and Table 1704.4.

**Exceptions:** Special inspection will not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength,  $f_c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa).
2. Continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock where:
  - 2.1. The footings support walls of light-frame construction;
  - 2.2. The footings are designed in accordance with Table 1805.4.2; or
  - 2.3. The structural design of the footing is based on a specified compressive strength,  $f_c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.

3. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (1.03 Mpa).
4. Concrete patios, driveways and sidewalks, on grade.

**Sec. 16.11.250. Section 1704.8 amended.**

Section 1704.8 of the 2010 Edition of the California Building Code is amended to read as follows:

**1704.8 Driven deep foundations and connection grade beams.** Special inspections will be performed during installation and testing of driven deep foundation elements as required by Table 1704.8. Special inspections will be performed for connection grade beams in accordance with Section 1704.4 for structures assigned to Seismic Design Category D, E or F. The approved geotechnical report, and the construction documents prepared by the registered design professionals, will be used to determine compliance.

**Sec. 16.11.260. Section 1704.9 amended.**

Section 1704.9 of the 2010 Edition of the California Building Code is amended to read as follows:

**1704.9 Cast-in-place deep foundations and connection grade beams.** Special inspections will be performed during installation and testing of cast-in-place deep foundation elements as required by Table 1704.9. Special inspections will be performed for connection grade beams in accordance with Section 1704.4 for structures assigned to Seismic Design Category D, E or F. The approved geotechnical report, and the construction documents prepared by the registered design professionals, will be used to determine compliance.

**Sec. 16.11.270. Section 1705.3 amended.**

Section 1705.3 of the 2010 Edition of the California Building Code is amended to read as follows:

**1705.3 Seismic resistance.** The statement of special inspections will include seismic requirements for cases covered in Sections 1705.3.1 through 1705.3.5.

**Exception:** Seismic requirements are permitted to be excluded from the statement of special inspections for structures designed and constructed in accordance with the following:

1. The structure consists of light-frame construction; the design spectral response acceleration at short periods,  $S_{DS}$ , as determined in Section 1613.5.4, does not exceed 0.5g; and the height of the structure does not exceed 35 feet (10 668 mm) above grade plane; or

2. The structure is constructed using a reinforced masonry structural system or reinforced concrete structural system; the design spectral response acceleration at short periods,  $S_{DS}$ , as determined in Section 1613.5.4, does not exceed 0.5g, and the height of the structure does not exceed 25 feet (7620 mm) above grade plane; or
3. Detached one- or two-family dwellings not exceeding two stories above grade plane provided the structure is not assigned to Seismic Design Category D, E or F and does not have any of the following plan or vertical irregularities in accordance with Section 12.3.2 of ASCE 7:
  - 3.1 Torsional irregularity.
  - 3.2 Nonparallel systems.
  - 3.3 Stiffness irregularity—extreme soft story and soft story.
  - 3.4 Discontinuity in capacity—weak story.

**Sec. 16.11.280. Section 1710.1 amended.**

Section 1710.1 of the 2010 Edition of the California Building Code is amended to read as follows:

**1710.1 General.** Where required by the provisions of Section 1710.2 or 1710.3, the owner will employ a structural observer to perform structural observations as defined in Section 1702. The structural observer will be one of the following individuals:

1. The registered design professional responsible for the structural design, or
2. A registered design professional designated by the registered design professional responsible for the structural design.

Before the commencement of observations, the structural observer will submit to the Building Official a written statement identifying the frequency and extent of structural observations.

The owner or owner's representative will coordinate and call a preconstruction meeting between the structural observer, contractors, affected subcontractors and special inspectors. The structural observer will preside over the meeting. The purpose of the meeting will be to identify the major structural elements and connections that affect the vertical and lateral load resisting systems of the structure and to review scheduling of the required observations. A record of the meeting will be included in the report submitted to the Building Official.

Observed deficiencies will be reported in writing to the owner or owner's representative, special inspector, contractor and the Building Official. Upon the form prescribed by the Building Official, the structural observer will submit to the Building Official a written statement at each significant construction stage stating that the site visits have been made and identifying any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved. A final report by the structural observer which states that all observed deficiencies have been resolved is required before acceptance of the work by the Building Official.

**Sec. 16.11.290. Section 1710.2 amended.**

Section 1710.2 of the 2010 Edition of the California Building Code is amended to read as follows:

**1710.2 Structural observations for seismic resistance.** Structural observations will be provided for those structures assigned to Seismic Design Category D, E or F, as determined in Section 1613, where one or more of the following conditions exist:

1. The structure is classified as Occupancy Category III or IV in accordance with Table 1604.5.

2. The height of the structure is greater than 75 feet (22860 mm) above the base.

3. The structure is classified as Occupancy Category I or II in accordance with Table 1604.5, and a lateral design is required for the structure or portion thereof.

**Exception:** One-story wood framed Group R-3 and Group U Occupancies less than 2,000 square feet in area, provided the adjacent grade is not steeper than 1 unit vertical in 10 units horizontal (10% sloped), assigned to Seismic Design Category D.

4. When so designated by the registered design professional responsible for the structural design.

5. When such observation is specifically required by the Building Official.

**Sec. 16.11.300. Section 1807.1.4 amended.**

Section 1807.1.4 of the 2010 Edition of the California Building Code is amended to read as follows:

**1807.1.4 Permanent wood foundation systems.** Permanent wood foundation systems will be designed and installed in accordance with AF&PA PWF. Lumber and plywood will be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and will be identified in accordance with Section 2303.1.8.1.

Permanent wood foundation systems will not be used for structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.310. Section 1807.1.6 amended.**

Section 1807.1.6 of the 2010 Edition of the California Building Code is amended to read as follows:

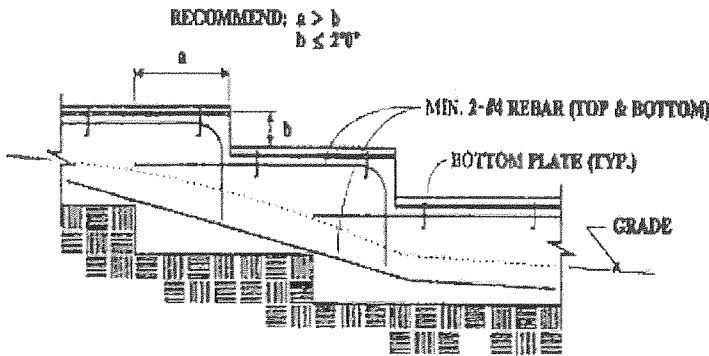
**1807.1.6 Prescriptive design of concrete and masonry foundation walls.** Concrete and masonry foundation walls that are laterally supported at the top and bottom will be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls will not be used for structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.320. Section 1809.3 amended.**

Section 1809.3 of the 2010 Edition of the California Building Code is amended to read as follows:

**1809.3 Stepped footings.** The top surface of footings must be level. The bottom surface of footings will be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings will be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures assigned to Seismic Design Category D, E or F, the stepping requirement will also apply to the top surface of grade beams supporting walls. Footings must be reinforced with four 1/2-inch diameter (12.7 mm) deformed reinforcing bars. Two bars must be placed at the top and bottom of the footings as shown in Figure 1809.3.



STEPPED FOUNDATIONS  
FIGURE 1809.3  
STEPPED FOOTING

Sec. 16.11.330. Section 1809.7 and Table 1809.7 amended.

Section 1809.7 and Table 1809.7 of the 2010 Edition of the California Building Code are amended to read as follows:

**1809.7 Prescriptive footings for light-frame construction.** Where a specific design is not provided, concrete or masonry-unit footings supporting walls of light-frame construction must be permitted to be designed in accordance with Table 1809.7. Prescriptive footings in Table 1809.7 must not exceed one story above grade plane for structures assigned to Seismic Design Category D, E or F.

TABLE 1809.7  
PRESCRIPTIVE FOOTINGS SUPPORTING WALLS OF  
LIGHT-FRAME CONSTRUCTION<sup>a, b, c, d, e</sup>

NUMBER OF FLOORS SUPPORTED BY THE	WIDTH OF FOOTING	THICKNESS OF FOOTING (inches)
--------------------------------------	---------------------	----------------------------------

FOOTING <sup>1</sup>	(inches)	
1	12	6
2	15	6
3	18	8

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- a. Depth of footings must be in accordance with Section 1809.4.
- b. The ground under the floor must be permitted to be excavated to the elevation of the top of the footing.
- c. See Section 1908 for additional requirements for concrete footings of structures assigned to Seismic Design Category C, D, E or F.
- d. For thickness of foundation walls, see Section 1807.1.6.
- e. Footings must be permitted to support a roof addition to the stipulated number of floors. Footings supporting roof only must be as required for supporting one floor.

**Sec. 16.11.340. Section 1809.12 amended.**

Section 1809.12 of the 2010 Edition of the California Building Code is amended to read as follows:

**1809.12 Timber footings.** Timber footings will be permitted for buildings of Type V construction and as otherwise approved by the Building Official. Such footings will be treated in accordance with AWPA U1 (Commodity Specification A, Use Category 4B). Treated timbers are not required where placed entirely below permanent water level, or where used as capping for wood piles that project above the water level over submerged or marsh lands. The compressive stresses perpendicular to grain in untreated timber footing supported upon treated piles will not exceed 70 percent of the allowable stresses for the species and grade of timber as specified in the AF&PA NDS. Timber footings will not be used in structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.350. Section 1810.3.2.4 amended.**

Section 1810.3.2.4 of the 2010 Edition of the California Building Code is amended to read as follows:

**1810.3.2.4 Timber.** Timber deep foundation elements must be designed as piles or poles in accordance with AF&PA NDS. Round timber elements must conform to ASTM D 25. Sawn timber elements will conform to DOC PS-20. Timber will not be used in structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.360. Section 1908.1 amended and Sections 1908.1.11 thru 1908.1.14 added.**

Section 1908.1 is amended to read as shown below and Sections 1908.1.11 thru 1908.1.14 is added to Chapter 19 of the 2010 Edition of the California Building Code to read as follows:

**1908.1 General.** The text of ACI 318 will be modified as indicated in Sections 1908.1.1 through 1908.1.14.

**1908.1.11 ACI 318, Section 21.6.4.1.** Modify ACI 318, Section 21.6.4.1, to read as follows:

Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Sections 21.6.4.1, Items (a) through (c), over the full height of the member.

**1908.1.12 ACI 318, Section 21.6.4.** Modify ACI 318, Section 21.6.4, by adding Section 21.6.4.8 to read as follows:

**21.6.4.8** – At any section where the design strength,  $\phi P_n$ , of the column is less than the sum of the shears  $V_e$  computed in accordance with ACI 318 Sections 21.5.4.1 and 21.6.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 21.6.4.1 through 21.6.4.3 will be provided. For beams framing into opposite sides of the column, the moment components may be assumed to be of opposite sign. For the determination of the design strength,  $\phi P_n$ , of the column, these moments may be assumed to result from the deformation of the frame in any one principal axis.

**1908.1.13 ACI 318, Section 21.9.4.** Modify ACI 318, Section 21.9.4, by adding Section 21.9.4.6 to read as follows:

**21.9.4.6** – Walls and portions of walls with  $P_u > 0.35P_o$  will not be considered to contribute to the calculated strength of the structure for resisting earthquake-induced forces. Such walls will conform to the requirements of ACI 318 Section 21.13.

**1908.1.14 ACI 318, Section 21.11.6.** Modify ACI 318, Section 21.11.6, by adding the following:

Collector and boundary elements in topping slabs placed over precast floor and roof elements must not be less than 3 inches (76 mm) or  $6 d_b$  thick, where  $d_b$  is the diameter of the largest reinforcement in the topping slab.

**Sec. 16.11.370. Section 1908.1.2 amended.**

Section 1908.1.2 of the 2010 Edition of the California Building Code is amended to read as follows:

**1908.1.2 ACI 318, Section 21.1.1.** Modify ACI 318, Sections 21.1.1.3 and 21.1.1.7 as follows:



**21.1.1.3** – Structures assigned to Seismic Design Category A will satisfy the requirements of Chapters 1 to 19 and 22; Chapter 21 does not apply. Structures assigned to Seismic Design Category B, C, D, E or F also must satisfy 21.1.1.4 through 21.1.1.8, as applicable. Except for structural elements of plain concrete complying with Section 1908.1.8 of the International Building Code, structural elements of plain concrete are prohibited in structures assigned to Seismic Design Category C, D, E or F.

**21.1.1.7** – Structural systems designated as part of the seismic-force-resisting system must be restricted to those permitted by ASCE 7. Except for Seismic Design Category A, for which Chapter 21 does not apply, the following provisions must be satisfied for each structural system designated as part of the seismic-force-resisting system, regardless of the Seismic Design Category:

- (a) Ordinary moment frames must satisfy 21.2.
- (b) Ordinary reinforced concrete structural walls and ordinary precast structural walls need not satisfy any provisions in Chapter 21.
- (c) Intermediate moment frames must satisfy 21.3.
- (d) Intermediate precast structural walls must satisfy 21.4.
- (e) Special moment frames must satisfy 21.5 through 21.8.
- (f) Special structural walls must satisfy 21.9.
- (g) Special structural walls constructed using precast concrete must satisfy 21.10.

All special moment frames and special structural walls must also satisfy 21.1.3 through 21.1.7. Concrete tilt-up wall panels classified as intermediate precast structural wall system must satisfy 21.9 in addition to 21.4.2 and 21.4.3 for structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.380. Section 1908.1.3 amended.**

Section 1908.1.3 of the 2010 Edition of the California Building Code is amended to read as follows:

**1908.1.3 ACI 318, Section 21.4.** Modify ACI 318, Section 21.4, by renumbering Section 21.4.3 to become 21.4.4 and adding new Sections 21.4.3, 21.4.5, 21.4.6 and 21.4.7 to read as follows:

**21.4.3** – Connections that are designed to yield must be capable of maintaining 80 percent of their design strength at the deformation induced by the design displacement or must use Type 2 mechanical splices.

**21.4.4** – Elements of the connection that are not designed to yield must develop at least  $1.5 S_y$ .

**21.4.5** – Wall piers in Seismic Design Category D, E or F must comply with Section 1908.1.4 of the Codes.

**21.4.6** – Wall piers not designed as part of a moment frame in buildings assigned to Seismic Design Category C must have transverse reinforcement designed to resist the shear forces determined from 21.3.3. Spacing of transverse reinforcement must not exceed 8 inches (203 mm). Transverse reinforcement must be extended beyond the pier clear height for at least 12 inches (305 mm).

**Exceptions:**

1. Wall piers that satisfy 21.13.
2. Wall piers along a wall line within a story where other shear wall segments provide lateral support to the wall piers and such segments have a total stiffness of at least six times the sum of the stiffnesses of all the wall piers.

**21.4.7** – Wall segments with a horizontal length-to-thickness ratio less than 2.5 must be designed as columns.

**Sec. 16.11.390. Section 1908.1.8 amended.**

Section 1908.1.8 of the 2010 Edition of the California Building Code is amended to read as follows:

**1908.1.8 ACI 318, Section 22.10.** Delete ACI 318, Section 22.10, and replace with the following:

**22.10** – Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

**22.10.1** – Structures assigned to Seismic Design Category C, D, E or F must not have elements of structural plain concrete, except as follows:

- (a) Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement per cubic yard.
- (b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
- (c) Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars must not be smaller than No. 4 and must have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar must be provided at the top and bottom of the footing. Continuity of reinforcement must be provided at corners and intersections.

**Exception:**

In detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

**Sec. 16.11.400. Section 1909.4 amended.**

Section 1909.4 of the 2010 Edition of the California Building Code is amended to read as follows:

**1909.4 Design.** Structural plain concrete walls, footings and pedestals must be designed for adequate strength in accordance with ACI 318, Section 22.4 through 22.8.

**Exception:** For Group R-3 occupancies and buildings or other occupancies less than two stories above grade plane of light-frame construction, the required edge thickness of ACI 318 is permitted to be reduced to 6 inches (152 mm), provided that the footing does not extend more than 4 inches (102 mm) on either side of the supported wall. This exception will not apply to structural elements designed to resist seismic lateral forces for structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.410. Section 2204.1.1.1 added.**

Section 2204.1.1 is added to Chapter 22 of the 2010 Edition of the California Building Code to read as follows:

**2204.1.1 Consumables for welding.**

**2204.1.1.1 Seismic Force Resisting System (SFRS) welds.** All welds used in members and connections in the SFRS must be made with filler metals meeting the requirements specified in AWS D1.8 Clause 6.3. AWS D1.8 Clauses 6.3.5, 6.3.6, 6.3.7 and 6.3.8 will apply only to demand critical welds.

**2204.1.1.2 Demand critical welds.** Where welds are designated as demand critical, they must be made with filler metals meeting the requirements specified in AWS D1.8 Clause 6.3.

**Sec. 16.11.420. Section 2205.4 added.**

Section 2205.4 is added to Chapter 22 of the 2010 Edition of the California Building Code to read as follows:

**2205.4 AISC 341, Part I, Section 13.2 Members.** Add Section 13.2f to read as follows:

**13.2f. Member Types**

The use of rectangular HSS are not permitted for bracing members, unless filled solid with cement grout having a minimum compressive strength of 3,000 psi (20.7 MPa) at 28 days. The effects of composite action in the filled composite brace will be considered in the sectional properties of the system where it results in the more severe loading condition or detailing.

**Sec. 16.11.430. Section 2304.11.7 amended.**

Section 2304.11.7 of the 2010 Edition of the California Building Code is amended to read as follows:

**2304.11.7 Wood used in retaining walls and cribs.** Wood installed in retaining or crib walls must be preservative treated in accordance with AWPA U1 (Commodity Specifications A or F) for soil and fresh water use. Wood must not be used in retaining or crib walls for structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.440. Section 2305.4 added.**

Section 2305.4 is added to Chapter 23 of the 2010 Edition of the California Building Code to read as follows:

**2305.4 Quality of Nails.** In Seismic Design Category D, E or F, mechanically driven nails used in wood structural panel shear walls must meet the same dimensions as that required for hand-driven nails, including diameter, minimum length and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than the nail-head-area ratio of that of the same size hand-driven nails.

**Sec. 16.11.450. Section 2305.5 added.**

Section 2305.5 is added to Chapter 23 of the 2010 Edition of the California Building Code to read as follows:

**2305.5 Hold-down connectors.** In Seismic Design Category D, E or F, hold-down connectors must be designed to resist shear wall overturning moments using approved cyclic load values or 75 percent of the allowable seismic load values that do not consider cyclic loading of the product. Connector bolts into wood framing will require steel plate washers on the post on the opposite side of the anchorage device. Plate size must be a minimum of 0.229 inch by 3 inches by 3 inches (5.82 mm by 76 mm by 76 mm) in size. Hold-down connectors must be tightened to finger tight plus one half (1/2) wrench turn just before covering the wall framing.

**Sec. 16.11.460. Tables 2306.2.1(3) and 2306.2.1(4) added and Section 2306.2.1 amended.**

Tables 2306.2.1(3) and 2306.2.1(4) are added to Chapter 23 of the 2010 Edition of the California Building Code and Section 2306.2.1 of the 2010 Edition of the California Building Code is amended to read as follows:

**2306.2.1 Wood structural panel diaphragms.** Wood structural panel diaphragms must be designed and constructed in accordance with AF&PA SDPWS. Wood structural panel diaphragms are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.2.1(1) or 2306.2.1(2). For structures assigned to Seismic Design Category D, E or F, the allowable shear capacities must be set forth in

Table 2306.2.1(3) or 2306.2.1(4). The allowable shear capacities in Table 2306.2.1(1) or-2306.2.1(2) are permitted to be increased 40 percent for wind design.

Wood structural panel diaphragms fastened with staples must not used to resist seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used for wood structural panel diaphragms when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

Wood structural panel diaphragms used to resist seismic forces in structures assigned to Seismic Design Category D, E or F must be applied directly to the framing members.

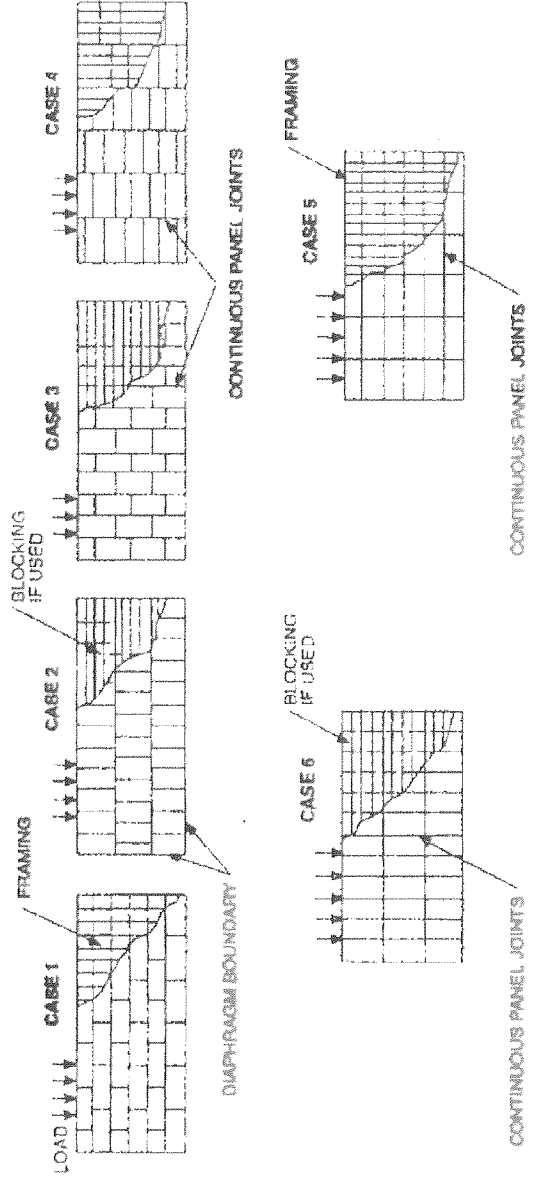
**Exception:** Wood structural panel diaphragm is permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

**TABLE 2306.2.1(3)**  
**ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL DIAPHRAGMS WITH FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>c</sup> FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F**

PANEL GRADE	COMMON NAIL SIZE	MINIMUM FASTENER PENETRATION IN FRAMING (inches)	MINIMUM NOMINAL PANEL THICKNESS (inch)	MINIMUM NOMINAL WIDTH OF FRAMING MEMBERS AT ADJOINING PANEL EDGES AND BOUNDARIES <sup>a</sup> (inches)	BLOCKED DIAPHRAGMS						UNBLOCKED DIAPHRAGMS	
					Fastener spacing (inches) at diaphragm boundaries (all cases) at continuous panel edges parallel to load (Cases 3,4), and at all panel edges (Cases 5, 6) <sup>b</sup>						Fastener spaced 6" max. at supported edges <sup>b</sup>	
					Fastener spacing (inches) at other panel edges (Cases 1,2,3 and 4) <sup>b</sup>							
					6	4	2 ½ <sup>c</sup>	2 <sup>c</sup>	6	6	4	3
Structural I Grades	8d (2 ½" x 0.131")	1 3/8	3/8	2	270	360	530	600	240	180		
				3	300	400	600	675	265	200		
	10d <sup>d</sup> (3" x 0.148")	1 1/2	15/32	2	320	425	640	730	285	215		
Sheathing, single floor and other grades covered in DOC PS1 and PS2				3	360	480	720	820	320	240		
	6d <sup>e</sup> (2" x 0.113")	1 1/4	3/8	2	185	250	375	420	165	125		
				3	210	280	420	475	185	140		
				2	240	320	480	545	215	160		
	8d (2 ½" x 0.131")	1 3/8		3	270	360	540	610	240	180		
			7/16	2	255	340	505	575	230	170		
	8d (2 ½" x 0.131")	1 3/8		3	285	380	570	645	255	190		
				2	270	360	530	600	240	180		
	8d (2 ½" x 0.131")	1 3/8	15/32	3	300	400	600	675	265	200		
				2	290	385	575	655	255	190		
	10d <sup>d</sup> (3" x 0.148")	1 1/2		3	324	430	650	735	290	215		
			19/32	2	320	425	640	730	285	215		
		10d <sup>d</sup> (3" x 0.148")	1 1/2		3	360	480	720	820	320	240	

TABLE 2306.2.1(3)—continued

ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL DIAPHRAGMS WITH FRAMING OF DOUGLAS FIR-LARCH, OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>f</sup> FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F



For SI: 1 inch = 25.4 mm, 1 pound per foot = 14.5939 N/m.

- For framing of other species: (1) Find specific gravity for species of lumber in AF&PA NDS. (2) For nails find shear value from table above for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor =  $[1 - (0.5 - SG)]$ , where SG = Specific Gravity of the framing lumber. This adjustment factor must not be greater than 1.
- Space fasteners maximum 12 inches o.c. along intermediate framing members (6 inches o.c. where supports are spaced 48 inches o.c.).

- c. Framing at adjoining panel edges must be 3 inches nominal or thicker, and nails at all panel edges must be staggered where panel edge nailing is specified at 2 ½ inches o.c. or less.
- d. Framing at adjoining panel edges must be 3 inches nominal or thicker, and nails at all panel edges must be staggered where both of the following conditions are met: (1) 10d nails having penetration into framing of more than 1 ½ inches and (2) panel edge nailing is specified at 3 inches o.c. or less.
- e. The minimum nominal width of framing members not located at boundaries or adjoining panel edges must be 2 inches.
- f. For shear loads of normal or permanent load duration as defined by the AF&PA NDS, the values in the table above must be multiplied by 0.63 or 0.56, respectively.



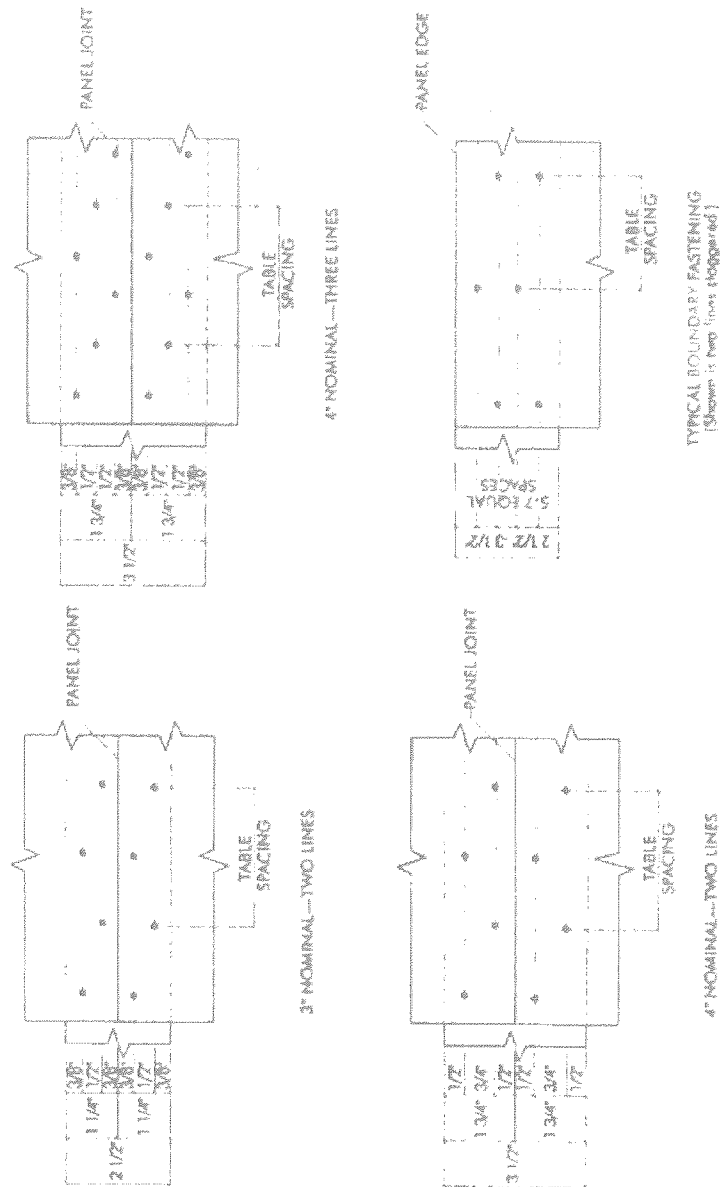
**TABLE 2306.2.1(4)**  
**ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL BLOCKED DIAPHRAGMS**  
**UTILIZING MULTIPLE ROWS OF FASTENERS (HIGH LOAD DIAPHRAGMS) WITH FRAMING OF DOUGLAS FIR-**  
**LARCH OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>b,f,g</sup> FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN**  
**CATEGORY D, E OR F**

PANEL GRADE <sup>c</sup>	COMMON NAIL SIZE	MINIMUM FASTENER PENETRATION IN FRAMING (inches)	MINIMUM NOMINAL PANEL THICKNESS (inch)	MINIMUM NOMINAL WIDTH OF FRAMING MEMBERS AT ADJOINING PANEL EDGES AND BOUNDARIES <sup>e</sup> (inches)	LINES OF FASTENERS	BLOCKED DIAPHRAGMS						
						Cases 1 and 2 <sup>d</sup>						
						Fastener Spacing Per Line at Boundaries (inches)						
						4		2 1/2				
						Fastener Spacing Per Line at Other Panel Edges (inches)						
						6	4	4	4	3		
Structural I grades	10d common nails	1 1/2	15/32	3	2	605	815	875	1,150			
				4	2	700	915	1,005	1,290			
				4	3	875	1,220	1,285	1,395			
			19/32	3	2	670	880	965	1,255			
				4	2	780	990	1,110	1,440			
				4	3	965	1,320	1,405	1,790			
			23/32	3	2	730	955	1,050	1,365			
				4	2	855	1,070	1,210	1,565			
				4	3	1,050	1,430	1,525	1,800			
				3	2	525	725	765	1,010			
Sheathing, single floor and other grades covered in DOC PS1 and PS2	10d common nails	1 1/2	15/32	4	2	605	815	875	1,105			
				4	3	765	1,085	1,130	1,195			
				3	2	650	860	935	1,225			
			19/32	4	2	755	965	1,080	1,370			
				4	3	935	1,290	1,365	1,485			
				3	2	710	935	1,020	1,335			
			23/32	4	2	825	1,050	1,175	1,445			
				4	3	1,020	1,400	1,480	1,565			

For SI: 1 inch = 25.4 mm, 1 pound per foot = 14.5939 N/m.

- a. For framing of other species: (1) Find specific gravity for species of lumber in AF&PA NDS. (2) For nails find shear value from table above for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor =  $[1 - (0.5 - SG)]$ , where  $SG$  = Specific Gravity of the framing lumber. This adjustment factor must not be greater than 1.
- b. Fastening along intermediate framing members: Space fasteners a maximum of 12 inches on center, except 6 inches on center for spans greater than 32 inches.
- c. Panels conforming to PS1 or PS 2.
- d. This table gives shear values for Cases 1 and 2 as shown in Table 2306.2.1(3). The values shown are applicable to Cases 3, 4, 5 and 6 as shown in Table 2306.2.1(3), providing fasteners at all continuous panels edges are spaced in accordance with the boundary fastener spacing.
- e. The minimum nominal depth of framing members must be 3 inches nominal. The minimum nominal width of framing members not located at boundaries or adjoining panel edges must be 2 inches.
- f. High load diaphragms must be subject to special inspection in accordance with Section 1704.6.1.
- g. For shear loads of normal or permanent load duration as defined by the AF&PA NDS, the values in the table above must be multiplied by 0.63 or 0.56, respectively.

TABLE 2306.2.1(4)—continued  
ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL BLOCKED DIAPHRAGMS  
UTILIZING MULTIPLE ROWS OF FASTENERS (HIGH LOAD DIAPHRAGMS) WITH FRAMING OF DOUGLAS FIR-  
LARCH OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>b,f,g</sup>  
FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F



NOTE: SPACE PANEL END AND EDGE JOINT 1/8-INCH. REDUCE SPACING BETWEEN LINES OF NAILS AS NECESSARY TO MAINTAIN MINIMUM 3/8-INCH FASTENER EDGE MARGINS. MINIMUM SPACING BETWEEN LINES IS 3/8-INCH

**Sec. 16.11.470. Table 2306.3(2) added and Section 2306.3 and Table 2306.3 amended.**

Table 2306.3(2) is added to Chapter 23 of the 2010 Edition of the California Building Code and Section 2306.3 and Table 2306.3 of the 2010 Edition of the California Building Code are amended to read as follows:

**2306.3 Wood structural panel shear walls.** Wood structural panel shear walls must be designed and constructed in accordance with AF&PA SDPWS. Wood structural panel shear walls are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.3(1). For structures assigned to Seismic Design Category D, E or F, the allowable shear capacities will be set forth in Table 2306.3(2). The allowable shear capacities in Table 2306.3(1) are permitted to be increased 40 percent for wind design.

Wood structural panel shear walls used to resist seismic forces in structures assigned to Seismic Design Category D, E or F must not be less than 4 feet by 8 feet (1219 mm by 2438 mm), except at boundaries and at changes in framing. Wood structural panel thickness for shear walls must not be less than 3/8 inch thick and studs must not be spaced at more than 16 inches on center.

The maximum allowable shear value for three-ply plywood resisting seismic forces in structures assigned to Seismic Design Category D, E or F is 200 pounds per foot (2.92 kN/m). Nails must be placed not less than 1/2 inch (12.7 mm) in from the panel edges and not less than 3/8 inch (9.5mm) from the edge of the connecting members for shear greater than 350 pounds per foot (5.11kN/m). Nails must be placed not less than 3/8 inch (9.5 mm) from panel edges and not less than 1/4 inch (6.4 mm) from the edge of the connecting members for shears of 350 pounds per foot (5.11kN/m) or less.

Wood structural panel shear walls fastened with staples must not used to resist seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used for wood structural panel shear walls when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

Wood structural panel shear walls used to resist seismic forces in structures assigned to Seismic Design Category D, E or F must be applied directly to the framing members.

**TABLE 2306.3(1)  
ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL SHEAR WALLS WITH**

**FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE<sup>a</sup> FOR WIND OR SEISMIC LOADING<sup>b, h, i, j, l, m, n</sup>**

TABLE 2306.3(2)  
**ALLOWABLE SHEAR (POUNDS PER FOOT) FOR WOOD STRUCTURAL PANEL SHEAR WALLS WITH  
FRAMING OF DOUGLAS FIR-LARCH OR SOUTHERN PINE<sup>a</sup> FOR SEISMIC LOADING<sup>b, h, j, k, l</sup>  
FOR STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F**

PANEL GRADE	MINIMUM NOMINAL PANEL THICKNESS (inch)	MINIMUM FASTENER PENETRATION IN FRAMING (inches)	ALLOWABLE SHEAR VALUE FOR SEISMIC FORCES PANELS APPLIED DIRECTLY TO FRAMING				
			COMMON NAIL SIZE	Fastener spacing at panel edges (inches)			
Structural I sheathing	3/8	1 3/8	8d (2½"x0.131" common)	6	4	3	2 <sup>e</sup>
	7/16	1 3/8	8d (2½"x0.131" common)	200	200	200	200
	15/32	1 3/8	8d (2½"x0.131" common)	255	395	505	670
		1 1/2	8d (2½"x0.131" common)	280	430	550	730
Sheathing, plywood siding <sup>g</sup> except Group 5 Species	3/8 <sup>e</sup>	1 3/8	10d (3"x0.148" common)	340	510	665 <sup>f</sup>	870
		1 3/8	8d (2½"x0.113")	160	200	200	200

For SI: 1 inch = 25.4 mm, 1 foot = 25.4 mm, 1 pound per foot = 14.5939 N/m.

- For framing of other species: (1) Find specific gravity for species of lumber in AF&PA NDS. (2) For nails find shear value from table above for nail size for actual grade and multiply value by the following adjustment factor: Specific Gravity Adjustment Factor =  $[1 - (0.5 - SG)]$ , where SG = Specific Gravity of the framing lumber. This adjustment factor must not be greater than 1.
- Panel edges backed with 2-inch nominal or thicker framing. Install panels either horizontally or vertically. Space fasteners maximum 6 inches on center along intermediate framing members for 3/8-inch and 7/16-inch panels installed on studs spaced 24 inches on center. For other conditions and panel thickness, space fasteners maximum 12 inches on center on intermediate supports.

- c. 3/8-inch panel thickness or siding with a span rating of 16 inches on center is the minimum recommended where applied direct to framing as exterior siding. For grooved panel siding, the nominal panel thickness is the thickness of the panel measured at the point of nailing.
- d. Allowable shear values are permitted to be increased to values shown for 15/32-inch sheathing with same nailing provided (a) studs are spaced a maximum of 16 inches on center, or (b) panels are applied with long dimension across studs.
- e. Framing at adjoining panel edges must be 3 inches nominal or thicker, and nails must be staggered where nails are spaced 2 inches on center or less.
- f. Framing at adjoining panel edges must be 3 inches nominal or thicker, and nails must be staggered where both of the following conditions are met: (1) 10d (3"x0.148") nails having penetration into framing of more than 1-1/2 inches and (2) nails are spaced 3 inches on center or less.
- g. Values apply to all-veneer plywood. Thickness at point of fastening on panel edges governs shear values.
- h. Where panels applied on both faces of a wall and nail spacing is less than 6 inches o.c. on either side, panel joints must be offset to fall on different framing members. Or framing must be 3-inch nominal or thicker at adjoining panel edges and nails at all panel edges will be staggered.
- i. Where shear design values exceed 350 pounds per linear foot, all framing members receiving edge nailing from abutting panels must not be less than a single 3-inch nominal member, or two 2-inch nominal members fastened together in accordance with Section 2306.1 to transfer the design shear value between framing members. Wood structural panel joint and sill plate nailing must be staggered at all panel edges. See Section 4.3.6.1 and 4.3.6.4.3 of AF&PA SDPWS for sill plate size and anchorage requirements.
- j. Galvanized nails must be hot dipped or tumbled.
- k. For shear loads of normal or permanent load duration as defined by the AF&PA NDS, the values in the table above must be multiplied by 0.63 or 0.56, respectively.
- l. The maximum allowable shear value for three-ply plywood resisting seismic forces is 200 pounds per foot (2.92 kn/m).



**Sec. 16.11.480. Section 2306.7 amended.**

Section 2306.7 of the 2010 Edition of the California Building Code is amended to read as follows:

**2306.7 Shear walls sheathed with other materials.** Shear walls sheathed with portland cement plaster, gypsum lath, gypsum sheathing or gypsum board must be designed and constructed in accordance with AF&PA SDPWS. Shear walls sheathed with these materials are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.7. Shear walls sheathed with portland cement plaster, gypsum lath, gypsum sheathing or gypsum board must not be used to resist seismic forces in structures assigned to Seismic Design Category E or F.

Shear walls sheathed with lath, plaster or gypsum board must not be used below the top level in a multi-level building for structures assigned to Seismic Design Category D.

**Sec. 16.11.490. Section 2308.3.4 amended.**

Section 2308.3.4 of Chapter 23 of the 2010 Edition of the California Building Code is amended to read as follows:

**2308.3.4 Braced wall line support.** Braced wall lines must be supported by continuous foundations.

**Exception:** For structures with a maximum plan dimension not over 50 feet (15240 mm), continuous foundations are required at exterior walls only for structures not assigned to Seismic Design Category D, E or F.

**Sec. 16.11.500.** Section 2308.12.2 of Chapter 23 of the 2010 Edition of the California Building Code is amended to read as follows:

**2308.12.2 Concrete or masonry.** Concrete or masonry walls and stone or masonry veneer must not extend above the basement.

**Exception:** Stone and masonry veneer is permitted to be used in the first story above grade plane in Seismic Design Category D, provided the following criteria are met:

1. Type of brace in accordance with Section 2308.9.3 must be Method 3 and the allowable shear capacity in accordance with Table 2306.4.1 must be a minimum of 350 plf (5108 N/m).
2. The bracing of the first story must be located at each end and at least every 25 feet (7620 mm) o.c. but not less than 45 percent of the braced wall line.
3. Hold-down connectors must be provided at the ends of braced walls for the first floor to foundation with an allowable design of 2,100 pounds (9341 N).
4. Cripple walls must not be permitted.

5. Anchored masonry and stone wall veneer must not exceed 5 inches (127 mm) in thickness, will conform to the requirements of Chapter 14 and must not extend more than 5 feet (1524 mm) above the first story finished floor.

**Sec. 16.11.510.** Section 2308.12.4 and Table 2308.12.4 of the 2010 Edition of the California Building Code are amended to read as follows:

**2308.12.4 Braced wall line sheathing.** Braced wall lines must be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths of braced wall panels at each braced wall line will conform to Table 2308.12.4. Braced wall panels must be distributed along the length of the braced wall line and start at not more than 8 feet (2438 mm) from each end of the braced wall line. Panel sheathing joints must occur over studs or blocking. Sheathing must be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied must be nominal 2 inch wide [actual 1½ inch (38 mm)] or larger members and spaced a maximum of 16 inches on center.

**Exception:** Braced wall panels required by Section 2308.12.4 may be eliminated when all of the following requirements are met:

1. One story detached Group U occupancies not more than 25 feet in depth or length.
2. The roof and three enclosing walls are solid sheathed with 15/32 inch nominal thickness wood structural panels with 8d common nails placed 3/8 inches from panel edges and spaced not more than 6 inches on center along all panel edges and 12 inches on center along intermediate framing members. Wall openings for doors or windows are permitted provided a minimum 4 foot wide wood structural braced panel with minimum height to length ratio of 2 to 1 is provided at each end of the wall line and that the wall line be sheathed for 50% of its length.

Wood structural panel sheathing must be a minimum of 15/32 inch thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

Braced wall panel construction types must not be mixed within a braced wall line.

**TABLE 2308.12.4**  
**WALL BRACING IN SEISMIC DESIGN CATEGORIES D AND E**  
(Minimum Length of Wall Bracing per each 25 Linear Feet of Braced Wall Line <sup>a</sup>)

CONDITION	SHEATHING TYPE <sup>b</sup>	$S_{DS} < 0.50$	$0.50 \leq S_{DS} < 0.75$	$0.75 \leq S_{DS} \leq 1.00$	$S_{DS} > 1.00$
One Story	G-P <sup>c</sup>	10 feet 8 inches	14 feet 8 inches	18 feet 8 inches	25 feet 0 inches
	S-W <sup>d</sup>	5 feet 4 inches	8 feet 0 inches	9 feet 4 inches	12 feet 0 inches

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. Minimum length of panel bracing of one face of the wall for S-W sheathing must be at least 4'-0" long or both faces of the wall for G-P sheathing must be at least 8'-0" long; h/w ratio must not exceed 2:1. For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one-half the tabulated value but the h/w ratio must not exceed 2:1 and design for uplift is required.

b. G-P = gypsum board, portland cement plaster or gypsum sheathing boards; S-W = wood structural panels.

c. Nailing as specified below must occur at all panel edges at studs, at top and bottom plates and, where occurring, at blocking:

For 1/2-inch gypsum board, 5d (0.113 inch diameter) cooler nails at 7 inches on center;

For 5/8-inch gypsum board, No 11 gage (0.120 inch diameter) cooler nails at 7 inches on center;

For gypsum sheathing board, 1-3/4 inches long by 7/16-inch head, diamond point galvanized nails at 4 inches on center;

For gypsum lath, No. 13 gage (0.092 inch) by 1-1/8 inches long, 19/64-inch head, plasterboard at 5 inches on center;

For Portland cement plaster, No. 11 gage (0.120 inch) by 1 1/2 inches long, 7/16-inch head at 6 inches on center;

d. S-W sheathing must be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

**Sec. 16.11.520. Section 2304.9.1 and Table 2304.9.1 amended.**

Section 2304.9.1 and Table 2304.9.1 of the 2010 Edition of the California Building Code are amended to read as follows:

**2304.9.1 Fastener requirements.** Connections for wood members must be designed in accordance with the appropriate methodology in Section 2301.2. The number and size of fasteners connecting wood members must not be less than that set forth in Table 2304.9.1. Staple fasteners in Table 2304.9.1 must not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

Add new footnote q to Table 2304.9.1.

q. Staples must not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

**Sec. 16.11.530. Section 2308.12.5 amended.**

Section 2308.12.5 of the 2010 Edition of the California Building Code is amended to read as follows:

**2308.12.5 Attachment of sheathing.** Fastening of braced wall panel sheathing must not be less than that prescribed in Table 2308.12.4 or 2304.9.1. Wall sheathing must not be attached to framing members by adhesives. Staple fasteners in Table 2304.9.1 must not be used to resist or transfer seismic forces in structures assigned to Seismic Design Category D, E or F.

**Exception:** Staples may be used to resist or transfer seismic forces when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

All braced wall panels must extend to the roof sheathing and must be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels must be laterally braced at each top corner and at maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

**Sec. 16.11.540. Section 3109.1 amended.**

Section 3109.1 is amended by adding an exception to read as follows:

**Exception:**

**Exemption of public bodies of water.** Where bodies of water are located on public land within the City of Monterey Park, this section need not be complied with where it has been determined by the Building Official that dispensing with any or all of the provisions of this section will adequately protect the public health, safety and welfare. This section must not apply to public bodies of water located on land owned, possessed or under control of the State, County, Municipal or other governmental entities or their lessees or assigns.

**Sec. 16.11.550. Section 3109.4 amended.**

Section 3109.4.1.10 is added to read as follows:

**3109.4.1.10 Prohibited activity adjacent to pools regulated by this section.** Every person in possession of land within the City of Monterey Park, either as owner, purchaser

under contract, or otherwise, fee holder, lessee, tenant, or licensee, adjacent to land coming within the definition of this section upon which there is located a swimming pool, must not alter, change or increase the level of the underlying ground in possession of said person and adjacent to any fence or structure required under this section so as to place the possessor of said land upon which exists a swimming pool, in violation of this section, without a permit to do so from the Building Official. Said permit will be subject to provisions of this section.

**Sec. 16.11.560. Sections 3109.4.4.1 amended.**

Section 3109.4.4.1 is amended by adding the following definition.

"PRIVATE POOL", is any constructed pool, permanent or portable, and over 18 inches deep which is intended for non-commercial use as swimming pool by not more than three owner families and their guests.

**Sec. 16.11.570. Sections 3109.4.4.2 amended.**

Section 3109.4.4.2 is modified by deleting the first paragraph in its entirety and a new paragraph is substituted to read as follows:

**3109.4.4.2 Construction permit; safety features required.** Commencing, January 1, 1998 except as provided in Section 3109.4.4.5, whenever a construction permit is issued for construction of a new private pool at a residence, it must have an enclosure complying with 3109.4.4.3 and, it must be equipped with at least one of the following safety features.

**Sec. 16.11.580. Section 3109.6 added.**

Section 3109.6 is added to read as follows:

**3109.6 Lights.** Any lights used to illuminate a swimming pool must be so arranged and shaded as to reflect light away from any adjoining premises.

**Sec. 16.11.590. Appendix I, Section 1101.1 amended.**

Section 1101.1 of Appendix I is deleted in its entirety and a new section is added to read as follows:

**1101.1 General.** Patio covers will be permitted to be detached from or attached to dwelling units. Patio covers will be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms. Openings will be permitted to be enclosed with insect screening, approved translucent or transparent plastic not more than 0.125 inch (3.2 mm) in thickness or glass conforming to the provisions of Chapter 24. Dual glazed windows are not permitted to be installed in patio cover enclosures constructed under the provisions of this appendix.

**Chapter 16.12 ELECTRICAL CODE**

16.12.010 Document adopted by reference.

16.12.020 Reference to administrative provisions.

16.12.030 Article 310.2(B) amended—Aluminum wiring restriction.

16.12.040 Article 310.16 added—Aluminum wiring, continuous inspection.

**Sec. 16.12.010 Document adopted by reference.**

The California Electrical Code, 2007 Edition, is adopted as Chapter 16.12 of Title 16 of the MPMC, with amendments and additions as set forth in this chapter.

(a) The City Council of the City of Monterey Park adopts the 2010 Edition of the California Electrical Code based on the 2008 Edition of the National Electrical Code, as published by the National Fire Protection Association, as Chapter 16.12 of Title 16 of the MPMC, except such portions as are deleted, modified, or amended as set forth in this chapter. Said Code is adopted and incorporated as if fully set forth herein.

(b) The purpose of the Code is to prescribe regulations for the installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City.

**State law references:** Adoption by reference, Government Code § 50022.1 et seq.

**Sec. 16.12.020. Chapter 1 amended.**

The text within Chapter 1 is deleted and replaced with the following:

**Chapter 1**

**Administrative Provisions**

**Section 101.** For administrative provisions for this Code, see Sec. 16.01.040.

**Sec. 16.12.030. Article 310.2(B) amended.**

Article 310.2(B) is amended, by the addition of a second paragraph, to read as follows:

"Copper wire will be used for wiring No. 6 and smaller in all installation. Consideration for use of aluminum wiring can be made by the Public Works Director for feeder lines only on an individual basis where adequate safety measures can be ensured."

**Sec. 16.12.040. Article 310 amended.**

Article 310 is amended, by addition of a new Article 310.16, to read as follows:

"310-16 Continuous inspection of aluminum wiring.

Aluminum conductors of No. six (6) or smaller used for branch circuits will require continuous inspection by an independent testing agency approved by the Building Official for proper torquing of connections at their termination point."

#### **Chapter 16.13 MECHANICAL CODE**

16.13.010 Document adopted by reference.

16.13.020 Reference to administrative provisions.

##### **16.13.010 Document adopted by reference.**

(a) The City Council of the City of Monterey Park adopts the 2010 Edition of the California Mechanical Code based on the 2009 Edition of the Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials, as Chapter 16.13 of Title 16 of this Code, except such portions as are deleted, modified, or amended as set forth in this chapter. Said Code is adopted and incorporated as if fully set forth herein.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances within the City.

**State law references:** Adoption by reference, Government Code § 50022.1 et seq.

##### **Sec. 16.13.020. Chapter 1 amended.**

The text within Chapter 1 is deleted and replaced with the following:

#### **Chapter 1**

#### **Administrative Provisions**

**Section 101.** For administrative provisions for this Code, see Sec. 16.01.040.

#### **Chapter 16.14 PLUMBING CODE**

16.14.010 Document adopted by reference.

16.14.020 Reference to administrative provisions.

##### **16.14.010 Document adopted by reference.**

(a) The City Council of the City of Monterey Park adopts the 2010 Edition of the California Plumbing Code based on the 2009 Edition of the Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, as Chapter 16.14 of Title 16 of this Code, except such portions as are deleted, modified, or amended as set forth in this chapter. Said Code is adopted and incorporated as if fully set forth herein.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the erection, installation,

alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City.

**State law references:** Adoption by reference, Government Code § 50022.1 et seq.

**Sec. 16.14.020. Chapter 1 amended.**

The text within Chapter 1 is deleted and replaced with the following:

**Chapter 1**  
**Administrative Provisions**

**Section 101.** For administrative provisions for this Code, see Sec. 16.01.040.

**Chapter 16.16 RESIDENTIAL CODE**  
16.16.010 Document adopted by reference.

16.16.020 Reference to administrative provisions.

16.16.030 Section R301.1.3.2 amended— Woodframe Structures.

16.16.040 Section R301.1.4 added— Slopes Steeper Than 33%.

16.16.050 Sections R301.2.2.2.5 amended—Irregular Buildings.

16.16.060 Section R301.2.2.3.5.1 added— AISI S230 Section B1.

16.16.070 Section R322.1.4.1 amended— Design Flood Elevations.

16.16.080 Section R401.1 amended— Foundation Application.

16.16.090 Section R403.1.2, R403.1.3 and R403.1.5 amended-- General Footings.

16.16.100 Section R404.2 amended-- Wood Foundation Walls.

16.16.110 Section R501.1 amended— Application.

16.16.120 Section R503.2.4 added— Openings In Horizontal Diaphragms.

16.16.130 Table R602.3(1) amended— Fastener Schedule.

16.16.140 Table R602.3(2) amended— Alternate Attachment.

16.16.150 Table R602.10.1.2(2) amended— Bracing Requirement.

16.16.160 Section R602.10.2 amended— Intermittent Bracing Method.



16.16.170 Section R602.10.3.2 amended— Alternate Braced Wall Panel.

16.16.180 Section R602.10.3.3 amended— Portal Frame.

16.16.190 Section R602.10.3.3 amended— Method PFH.

16.16.200 Section R602.10.4.1 amended— Continuous Sheathing.

**16.16.010 Document adopted by reference.**

(a) The City Council of the City of Monterey Park adopts the 2010 Edition of the California Residential Code based on the 2009 Edition of the International Residential Code, as published by the International Code Council, as Chapter 16.16 of Title 16 of this Code, except such portions as are deleted, modified, or amended as set forth in this chapter. Said Code is adopted and incorporated as if fully set forth herein.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City.

**State law references:** Adoption by reference, Government Code § 50022.1 et seq.

**Sec. 16.16.020. Chapter 1 amended.**

The text within Chapter 1 is deleted and replaced with the following:

**Chapter 1**  
**Administrative Provisions**

**Section 101.** For administrative provisions for this Code, see Sec. 16.01.040.

**Sec. 16.16.030. Section R301.1.3.2 amended.**

Section R301.1.3.2 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R301.1.3.2 Wood frame structures.** The Building Official will require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame construction more than two stories and basement in height located in Seismic Design Category A, B or C. Notwithstanding other sections the law, the law establishing these provisions is found in Business and Professions Code Section 5537 and 6737.1.

The Building Official will require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of wood frame

construction more than one story in height or with a basement located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub>, D<sub>2</sub> or E.

**Sec. 16.16.040. Section R301.1.4 added.**

Section R301.1.4 is added to Chapter 3 of the 2010 Edition of the California Residential Code to read as follows:

**R301.1.4** Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope). The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) must comply with Section 1613.12 of the California Building Code.

**Sec. 16.16.050. Table R301.2(1) amended.**

Table R301.2(1) is amended to provide add appropriate design criteria.

**TABLE R301.2(1)**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMEN T REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>a</sup>		Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	85	No	E	Negligible	12-24"	Very Heavy	43	No	No	0	60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column must be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units must be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- The frost line depth may require deeper footings than indicated in Figure R403.1(1). The City will fill in the frost line depth column with the minimum depth of footing below finish grade.
- The jurisdiction will fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- The City will fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category will be determined on a site-specific basis in accordance with Section R301.2.1.4.
- The outdoor design dry-bulb temperature will be selected from the columns of 97 1/2-percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures will be permitted to reflect local climates or local weather experience as determined by the Building Official.

- f. The City will fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. There are no Flood Hazard Zones in La Habra Heights.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction will fill in this part of the table with "YES." Otherwise, the City will fill in this part of the table with "NO."
- i. The City will fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- j. The City will fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the City will fill in this part of the table with "YES." Otherwise, the City will indicate "NO" in this part of the table.

**Sec. 16.16.060. Section R301.2.2.2.5 amended.**

Section R301.2.2.2.5 of the 2010 Edition of the California Residential Code is amended to read as follows:

- 1. When exterior shear wall lines or braced wall panels are not in one plane vertically from the foundation to the uppermost story in which they are required.
- 2. When the end of a braced wall panel occurs over an opening in the wall below.
- 3. When portions of a floor level are vertically offset.

**Sec. 16.16.070. Section R301.2.2.3.5.1 added.**

Section R301.2.2.3.5.1 is added to Section 301.2.2.3.5 of the 2010 Edition of the California Residential Code as follows:

**R301.2.2.3.5.1 AISI S230, Section B1.** Modify AISI S230, Section B1 to read as follows:

Where No. 8 screws are specified, the required number of screws in a steel-to-steel connection will be permitted to be reduced in accordance with the reduction factors in Table B1-1 when larger screws are used or when the sheets of steel being connected is thicker than 33 mils (0.84mm). When applying the reduction factor, the resulting number of screws will be rounded up.

**Sec. 16.16.080. Section R322.1.4.1 amended.**

Section R322.1.4.1 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R322.1.4.1 Determination of design flood elevations.** If design flood elevations are not specified, the Building Official is authorized to require the applicant to:

1. Obtain and reasonably use data available from a federal, state or other source; or
2. Determine the design flood elevation in accordance with accepted hydrologic and hydraulic undertaken by a registered civil engineer who will determine that the technical methods used reflect currently accepted engineering practice. Studies, analyses and computations will be submitted insufficient detail to allow thorough review and approval.

**Sec. 16.16.090. Section R401.1 amended.**

Section R401.1 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R401.1 Application.** The provisions of this chapter will control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) will meet the provisions of Section R322. Wood foundations will be designed and installed in accordance with AF&PA PWF.

**Exception:** The provisions of this chapter will be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15,240 mm).

Wood foundations in Seismic Design Category  $D_0$ ,  $D_1$  or  $D_2$  will not be permitted.

**Exception:** In non-occupied, single-story, detached storage sheds and similar uses other than carport or garage, provided the gross floor area does not exceed 200 square feet, the plate height does not exceed 12 feet in height above the grade plane at any point, and the maximum roof projection does not exceed 24 inches.

**Sec. 16.16.100. Section R403.1.2, R403.1.3 and R403.1.5 amended.**

Sections R403.1.2, R403.1.3, R403.1.5 of the 2010 Edition of the California Residential Code are amended to read as follows:

**R403.1.2 Continuous footing in Seismic Design Categories  $D_0$ ,  $D_1$  and  $D_2$ .** The braced wall panels at exterior walls of buildings located in Seismic Design Categories  $D_0$ ,  $D_1$  and  $D_2$  must be supported by continuous footings. All required interior braced wall panels in buildings must be supported by continuous footings.

**R403.1.3 Seismic reinforcing.** Concrete footings located in Seismic Design Categories  $D_0$ ,  $D_1$  and  $D_2$ , as established in Table R301.2(1), must have minimum reinforcement. Bottom reinforcement must be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories  $D_0$ ,  $D_1$  and  $D_2$  where construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar must be installed at not more than 4 feet (1219 mm) on center. The vertical bar must extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

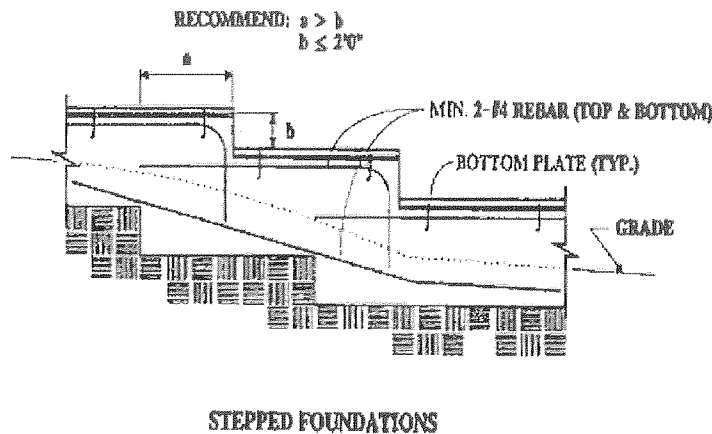
In Seismic Design Categories  $D_0$ ,  $D_1$  and  $D_2$  where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar must be installed at not more than 4 feet (1219 mm) on center. The vertical bar must extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories  $D_0$ ,  $D_1$  and  $D_2$  masonry stem walls without solid grout and vertical reinforcing are not permitted.

**Exception:** In detached one- and two-family dwellings located in Seismic Design Category A, B or C which are three stories or less in height and constructed with stud bearing walls, plain concrete footings without longitudinal reinforcement supporting walls and isolated plain concrete footings supporting columns or pedestals are permitted.

**R403.1.5 Slope.** The top surface of footings will be level. The bottom surface of footings must be permitted to have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings must be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one unit vertical in 10 units horizontal (10-percent slope).

For structures located in Seismic Design Categories  $D_0$ ,  $D_1$  or  $D_2$ , stepped footings must be reinforced with four 1/2-inch diameter (12.7 mm) deformed reinforcing bars. Two bars must be placed at the top and bottom of the footings as shown in Figure R403.1.5.



**FIGURE R403.1.5**  
**STEPPED FOOTING**

**Sec. 16.16.110. Section R404.2 amended.**

Section R404.2 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R404.2 Wood foundation walls.** Wood foundation walls must be constructed in accordance with the provisions of Sections R404.2.1 through R404.2.6 and with the details shown in Figures R403.1(2) and R403.2(3). Wood foundation walls must not be used for structures located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>.

**Sec. 16.16.120. Section R501.1 amended.**

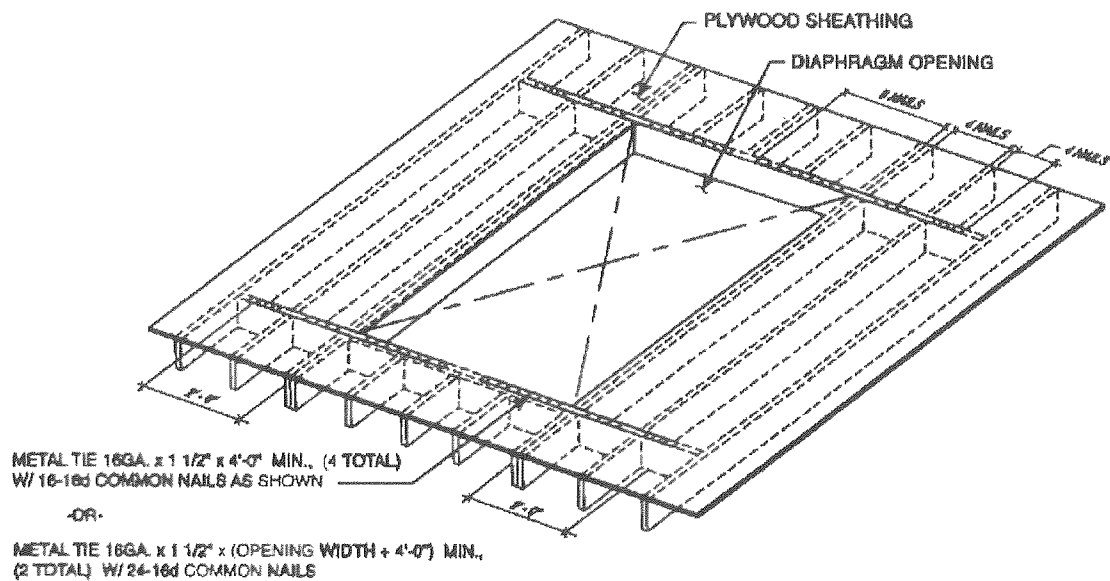
Section R501.1 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R501.1 Application.** The provision of this chapter must control the design and construction of the floors for all buildings including the floors of attic spaces used to house mechanical or plumbing fixtures and equipment weighing less than 400 lbs and maximum height of 4 feet above the floor or attic level.

**Sec. 16.16.130. Section R503.2.4 amended.**

Section R503.2.4 is added to Chapter 5 of the 2010 Edition of the California Residential Code to read as follows:

**R503.2.4 Openings in horizontal diaphragms.** Openings in horizontal diaphragms with a dimension perpendicular to the joist that is greater than 4 feet (1.2 m) must be constructed in accordance with Figure R503.2.4.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Blockings must be provided beyond headers.
- b. Metal ties not less than 0.058 inch [1.47 mm (16 galvanized gage)] by 1.5 inches (38 mm) wide with eight 16d common nails on each side of the header-joist intersection. The metal ties must have a minimum yield of 33,000 psi (227 MPa).
- c. Openings in diaphragms must be further limited in accordance with Section R301.2.2.2.5.

**FIGURE R503.2.4**  
**OPENINGS IN HORIZONTAL DIAPHRAGMS**

**Sec. 16.16.140. Table R602.3(1) amended.**

Lines 34 thru 37 of Table R602.3(1) of the 2010 Edition of the California Residential Code are amended to read as follows:

Other wall sheathing <sup>h</sup>				
34	$\frac{1}{2}$ " structural cellulosic fiberboard sheathing	$\frac{1}{2}$ " galvanized roofing nail, $\frac{7}{16}$ " crown or 1" crown staple 16 ga., $\frac{1}{4}$ " long	3	6
35	$\frac{25}{32}$ " structural cellulosic fiberboard sheathing	$\frac{3}{4}$ " galvanized roofing nail, $\frac{7}{16}$ " crown or 1" crown staple 16 ga., $\frac{1}{2}$ " long	3	6
36	$\frac{1}{2}$ " gypsum sheathing <sup>d</sup>	$\frac{1}{2}$ " galvanized roofing nail, staple galvanized, $\frac{1}{2}$ " long, $\frac{1}{4}$ " screws, Type W or S	7	7
37	$\frac{5}{8}$ " gypsum sheathing <sup>d</sup>	$\frac{3}{4}$ " galvanized roofing nail, staple galvanized, $\frac{5}{8}$ " long, $\frac{5}{8}$ " screws, Type W or S	7	7

**Sec. 16.16.150. Table R602.3(2) amended.**

Table R602.3(2) of the 2010 Edition of the California Residential Code is amended to read as follows:

Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing <sup>f</sup>			
up to $\frac{1}{2}$ "	<del>Staple 15 ga. <math>\frac{3}{4}</math>"</del>	<del>4</del>	<del>8</del>
	0 097 - 0 099 Nail $2\frac{1}{4}$ "	3	6
	<del>Staple 16 ga. <math>\frac{3}{4}</math>"</del>	<del>3</del>	<del>6</del>
$\frac{19}{32}$ " and $\frac{5}{8}$ "	0 113 Nail 2"	3	6
	<del>Staple 15 and 16 ga. 2"</del>	<del>4</del>	<del>8</del>
	0 097 - 0 099 Nail $2\frac{1}{4}$ "	4	8
$\frac{23}{32}$ " and $\frac{3}{4}$ "	<del>Staple 14 ga. 2"</del>	<del>4</del>	<del>8</del>
	<del>Staple 15 ga. <math>\frac{3}{4}</math>"</del>	<del>3</del>	<del>6</del>
	0 097 - 0 099 Nail $2\frac{1}{4}$ "	4	8
	<del>Staple 16 ga. 2"</del>	<del>4</del>	<del>8</del>
1"	<del>Staple 14 ga. <math>2\frac{1}{4}</math>"</del>	<del>4</del>	<del>8</del>
	0 113 Nail $2\frac{1}{4}$ "	3	6
	<del>Staple 16 ga. <math>2\frac{1}{4}</math>"</del>	<del>4</del>	<del>8</del>






Floor underlayment; plywood hardboard particleboard <sup>d</sup>			
Plywood			
$\frac{1}{4}$ and $\frac{5}{16}$	$\frac{1}{4}$ ring or screw shank nail-minimum $12\frac{1}{2}$ ga. (0.099") shank diameter	3	6
	<del>Staple 16 ga. <math>\frac{7}{8}</math> <math>\frac{3}{16}</math> crown width</del>	<del>2</del>	<del>5</del>
$\frac{11}{32}$ , $\frac{3}{8}$ , $\frac{15}{32}$ , and $\frac{1}{2}$	$\frac{1}{4}$ ring or screw shank nail-minimum $12\frac{1}{2}$ ga. (0.099") shank diameter	6	8 <sup>e</sup>
$\frac{10}{32}$ , $\frac{5}{8}$ , $\frac{23}{32}$ , and $\frac{3}{4}$	$\frac{1}{2}$ ring or screw shank nail-minimum $12\frac{1}{2}$ ga. (0.099") shank diameter	6	8
	<del>Staple 16 ga. <math>\frac{1}{2}</math></del>	<del>6</del>	<del>8</del>

Sec. 16.16.160. Table R602.10.1.2(2) amended.

Table R602.10.1.2(2) of the 2010 Edition of the California Residential Code is amended to read as follows:

TABLE R602.10.1.2(2)<sup>a, b, c</sup>  
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY  
(AS A FUNCTION OF BRACED WALL LINE LENGTH)

SOIL CLASS D <sup>6</sup> WALL HEIGHT = 10 FT 10 PSF FLOOR DEAD LOAD 15 PSF ROOF/CEILING DEAD LOAD BRACED WALL LINE SPACING ≤ 25 FT			MINIMUM TOTAL LENGTH (feet) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE			
Seismic Design Category (SDC)	Story Location	Braced Wall Line Length	Method LIB	Methods <sup>d</sup> DWB, SFB, GB, PBS, PCP, HPS	Method WSP	Continuous Sheathing
SDC D <sub>0</sub> or D <sub>1</sub>		10	NP	<del>3-0</del> 6.0	2.0	1.7
		20	NP	<del>6-0</del> 12.0	4.0	3.4
		30	NP	<del>9-0</del> 18.0	6.0	5.1
		40	NP	<del>12-0</del> 24.0	8.0	6.8
		50	NP	<del>15-0</del> 30.0	10.0	8.5
		10	NP	<del>6-0</del> NP	4.5	3.8
		20	NP	<del>12-0</del> NP	9.0	7.7
		30	NP	<del>18-0</del> NP	13.5	11.5
		40	NP	<del>24-0</del> NP	18.0	15.3
		50	NP	<del>30-0</del> NP	22.5	19.1
		10	NP	<del>8-6</del> NP	6.0	5.1
		20	NP	<del>17-0</del> NP	12.0	10.2
		30	NP	<del>25-5</del> NP	18.0	15.3
		40	NP	<del>34-0</del> NP	24.0	20.4
		50	NP	<del>42-5</del> NP	30.0	25.5

SDC D <sub>2</sub>		10	NP	<del>4-8</del> 8.0	2.5	
		20	NP	<del>8-8</del> 16.0	5.0	
		30	NP	<del>12-8</del> 24.0	7.5	
		40	NP	<del>16-8</del> 32.0	10.0	
		50	NP	<del>20-8</del> 40.0	12.5	
		10	NP	<del>7-5</del> NP	5.5	
		20	NP	<del>14-5</del> NP	11.0	
		30	NP	<del>22-5</del> NP	16.5	
		40	NP	<del>30-5</del> NP	22.0	
		50	NP	<del>37-5</del> NP	27.5	
		10	NP	NP	NP	
		20	NP	NP	NP	
		30	NP	NP	NP	
		40	NP	NP	NP	
		50	NP	NP	NP	





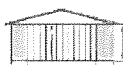
- d. Methods GB and PCP braced wall panel h/w ratio must not exceed 1:1 in SDC D<sub>0</sub>, D<sub>1</sub>, and D<sub>2</sub>. Methods DWB, SFB, PBS, and HPS are not permitted in SDC D<sub>0</sub>, D<sub>1</sub>, and D<sub>2</sub>.

**Sec. 16.16.170. Table R602.10.2 amended.**

Table R602.10.2 of the 2010 Edition of the California Residential Code is amended to read as follows:

TABLE R602.10.2  
INTERMITTENT BRACING METHODS<sup>a</sup>

8d common (2 ½" x 0.131)  
nails at 6" spacing (panel  
edge) at 12" spacing  
(intermediate supports),  
3/8" edge distance to  
panel edge


WSP	Wood structural panel (see Section R614)	$\frac{5}{8}$ " 15/32 "		For exterior framing sheathing see Table R602.3(5) For interior sheathing see Table R602.3(4)
SFB	Structural fiberboard sheathing	$\frac{1}{2}$ " or $\frac{25}{32}$ " for maximum 16" stud spacing		$1\frac{1}{2}$ " galvanized roofing nails or 8d common ( $2\frac{1}{2}$ " x 0 131) nails at 3" spacing (panel edges) at 6" spacing (intermediate supports)
GB	Gypsum board	$\frac{1}{2}$ "		Nails or screws at 7" spacing at panel edges including top and bottom plates; for all braced wall panel locations for exterior sheathing nail or screw size, see Table R602.3(4); for interior gypsum board nail or screw size, see Table R602.3(4)
PBS	Particleboard sheathing (see Section R605)	$\frac{3}{8}$ " or $\frac{1}{2}$ " for maximum 16" stud spacing		$1\frac{1}{2}$ " galvanized roofing nails or 8d common ( $2\frac{1}{2}$ " x 0 131) nails at 3" spacing (panel edges) at 6" spacing (intermediate supports)
PCP	Portland cement plaster	See Section R703.6 For maximum 16" stud spacing		$1\frac{1}{2}$ " 11 gage, $\frac{7}{16}$ " head nails at 6" spacing or— $\frac{7}{8}$ " 16 gage staples at 6" spacing—

- a. Methods GB and PCP braced wall panel h/w ratio must not exceed 1:1 in SDC D<sub>0</sub>, D<sub>1</sub>, and D<sub>2</sub>. Methods LIB, DWB, SFB, PBS, HPS, and PFG are not permitted in SDC D<sub>0</sub>, D<sub>1</sub>, and D<sub>2</sub>.

**Sec. 16.16.180. Figure R602.10.3.2 amended.**

Figure R602.10.3.2 of the 2010 Edition of the California Residential Code is amended to read as follows:

TOP PLATES MUST BE CONTINUOUS OVER A BRACED WALL PANEL



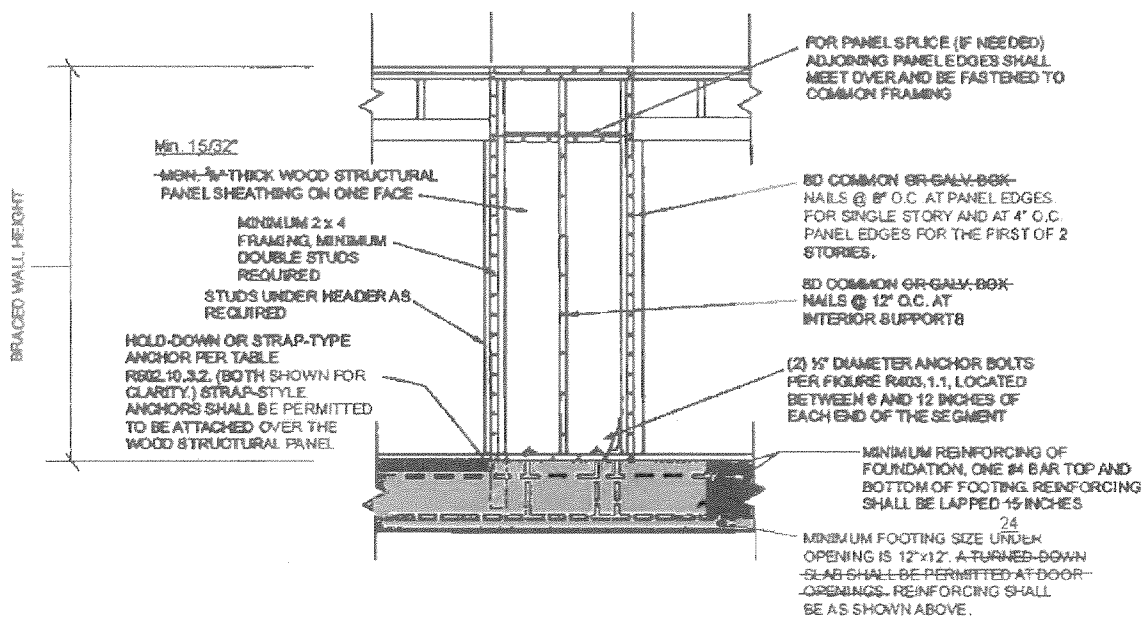


FIGURE R602.10.3.2  
ALTERNATE BRACED WALL PANEL

Sec. 16.16.190. Figure R602.10.3.3 amended.

Figure R602.10.3.3 of the 2010 Edition of the California Residential Code is amended to read as follows:

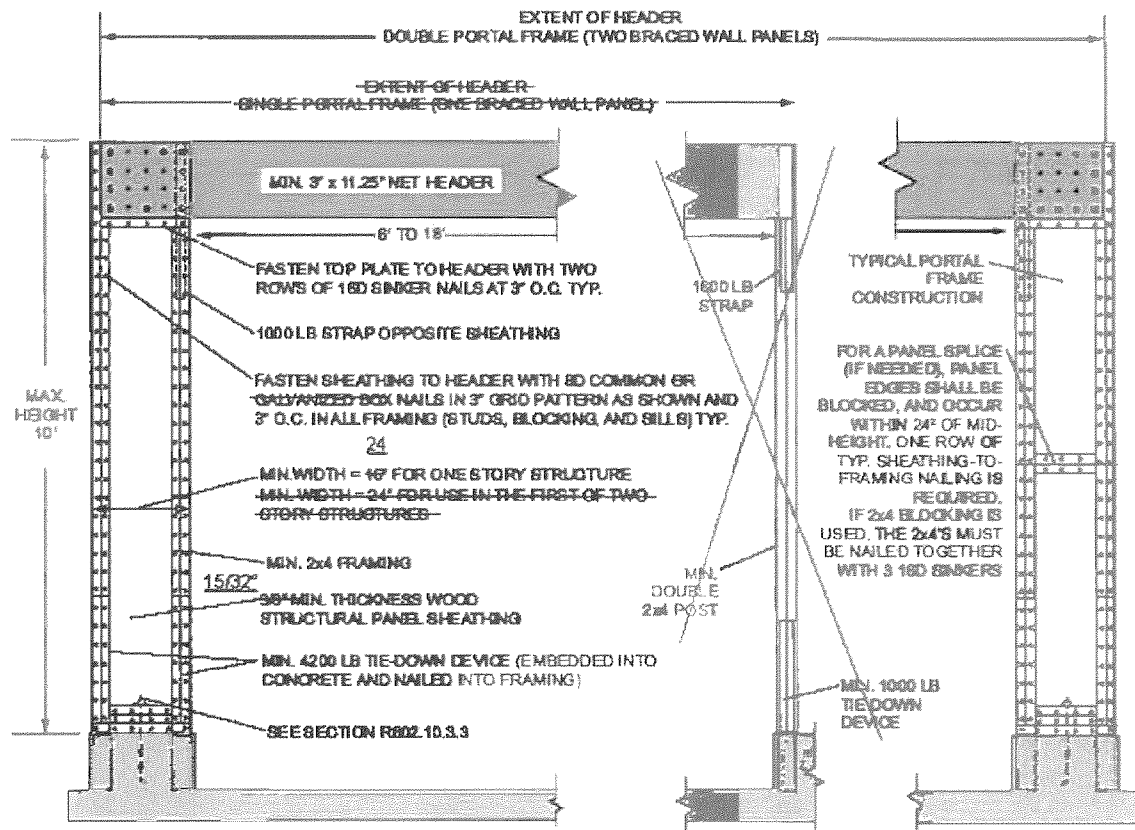


FIGURE R602.10.3.3  
METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS AT DETACHED GARAGE  
DOOR OPENINGS

**Sec. 16.16.200. Section R602.10.3.3 amended.**

Item 1 of Section R602.10.3.3 of the 2010 Edition of the California Residential Code is amended to read as follows:

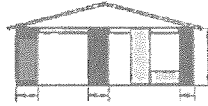
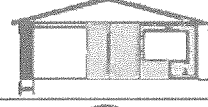

1. Each panel must be fabricated in accordance with Figure R602.10.3.3. The wood structural panel sheathing must extend up over the solid sawn or glued-laminated header and must be nailed in accordance with Figure R602.10.3.3. A spacer, if used with a built-up header, must be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header must extend between the inside faces of the first full-length outer studs of each panel. One anchor bolt not less than 5/8-inch-diameter (16 mm) and installed in accordance with Section R403.1.6 must be provided in the center of each sill plate. The hold-down devices must be an embedded-strap type, installed in accordance with the manufacturer's recommendations. The panels must be supported directly on a foundation that is continuous across the entire length of the braced wall line. The foundation must be reinforced as shown on Figure R602.10.3.2. This

reinforcement must be lapped not less than 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

**Sec. 16.16.210. Table R602.10.4.1 amended.**

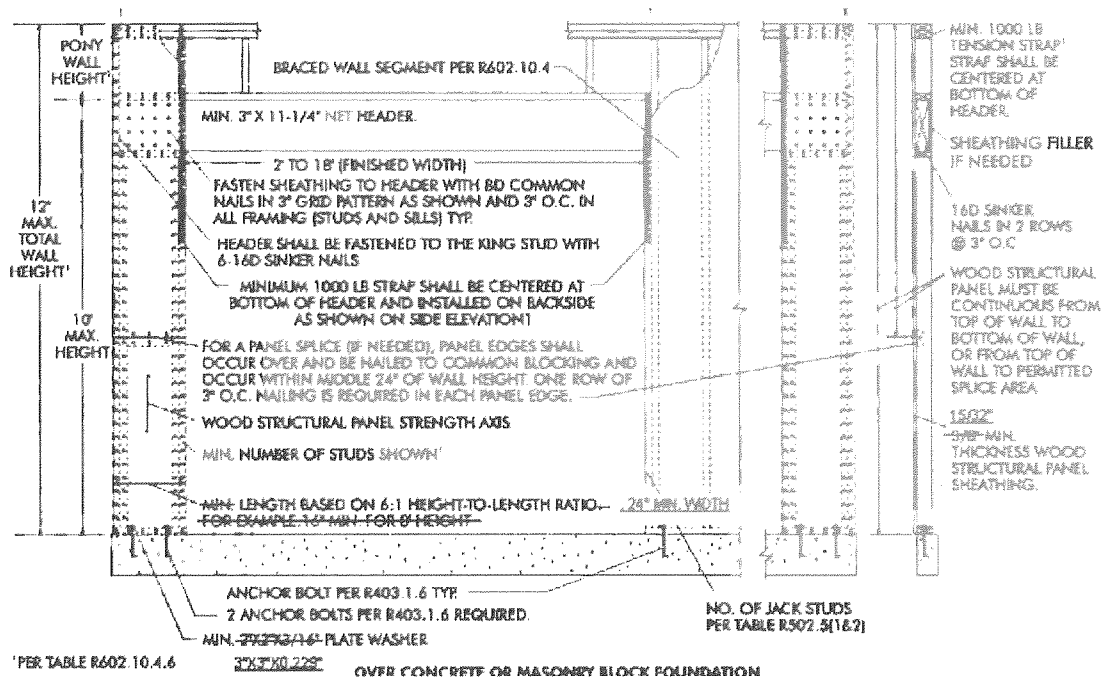
Table R602.10.4.1 of the 2010 Edition of the California Residential Code is amended to read as follows:

**TABLE R602.10.4.1  
CONTINUOUS SHEATHING METHODS**

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	Wood structural panel	$\frac{15/32"}{6}$ $\frac{3/8"}{6}$		6d common (2" x 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16 ga x 1 3/4" staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)
CS-G	Wood structural panel adjacent to garage openings and supporting roof load only <sup>a,b</sup>	$\frac{15/32"}{8}$ $\frac{3/8"}{8}$		See Method CS-WSP
CS-PF	Continuous portal frame	See Section R602.10.4.1.1		See Section R602.10.4.1.1

**Sec. 16.16.220. Figure R602.10.4.1.1 amended.**

Figure R602.10.4.1.1 of the 2010 Edition of the California Residential Code is amended to read as follows:



**Sec. 16.16.230. Section R602.10.7.1 deleted.**

Section R602.10.7.1 of the 2010 Edition of the California Residential Code is deleted in its entirety:

**Sec. 16.16.240. Section R606.2.4 amended.**

Section R606.2.4 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R606.2.4 Parapet walls.** Unreinforced solid masonry parapet walls must not be less than 8 inches (203 mm) thick and their height must not exceed four times their thickness. Unreinforced hollow unit masonry parapet walls must be not less than 8 inches (203 mm) thick, and their height must not exceed three times their thickness. Masonry parapet walls in areas subject to wind loads of 30 pounds per square foot (1.44 kPa) or located in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, or on townhouses in Seismic Design Category C will be reinforced in accordance with Section R606.12.

**Sec. 16.16.250. Section R606.12.2.2.3 amended.**

Section R606.12.2.2.3 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R606.12.2.2.3 Reinforcement of requirements for masonry elements.** Masonry elements listed in Section R606.12.2.2.2 will be reinforced in either the horizontal or vertical direction as shown in Figure R606.11(3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement must consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Horizontal reinforcement must be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.
2. Vertical reinforcement. Vertical reinforcement must consist of at least one No. 4 bar spaced not more than 48 inches (1219 mm). Vertical reinforcement must be within 8 inches (406mm) of the ends of masonry walls.

**Sec. 16.16.260. Section R602.3.2 amended.**

Exception of Section R602.3.2 of the 2010 Edition of the California Residential Code is amended to read as follows:

Exception: In other than Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, a single top plate may be installed in stud walls, provided the plate is adequately tied at joints, corners and intersecting walls by a minimum 3-inch-by-6-inch by a 0.036-inch-thick (76 mm by 152 mm by 0.914 mm) galvanized steel plate that is nailed to each wall or segment of wall by six 8d nails on each side, provided the rafters or joists are centered over the studs with a tolerance of no more than 1 inch (25 mm). The top plate may be omitted over lintels that are adequately tied to adjacent wall sections with steel plates or equivalent as previously described.

**Sec. 16.16.270. Table R802.5.1(9) amended.**

Footnote "i" is added to Table R802.5.1(9) of the 2010 Edition of the California Residential Code to read as follows:

- i. Edge distances, end distances and spacings for nails must be sufficient to prevent splitting of the wood.

**Sec. 16.16.280. Section R802.8 amended.**

Section R802.8 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R802.8 Lateral support.** Roof framing members and ceiling joists having a depth-to-thickness ratio exceeding 2 to 1 based on nominal dimensions must be provided with lateral support at points of bearing to prevent rotation. For roof rafters with ceiling joists attached per Table R602.3(1), the depth-to-thickness ratio for the total assembly must be determined using the combined thickness of the rafter plus the attached ceiling joist.

**Sec. 16.16.290. Section R802.10.2 amended.**



Section R802.10.2 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R802.10.2 Design.** Wood trusses must be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses must comply with ANSI/TPI 1. The truss design drawings must be prepared by a registered professional.

**Sec. 16.16.300. Section R803.2.4 added.**

Section R803.2.4 is added to Chapter 8 of the 2010 Edition of the California Residential Code to read as follows:

**R803.2.4 Openings in horizontal diaphragms.** Openings in horizontal diaphragms must comply with Section R503.2.4.

**Sec. 16.16.310. Section R1001.3.1 amended.**

Section R1001.3.1 of the 2010 Edition of the California Residential Code is amended to read as follows:

**R1001.3.1 Vertical reinforcing.** For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation must be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R609. Grout must be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches (1016 mm) wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation must be provided for each additional flue incorporated into the chimney or for each additional 40 inches (1016 mm) in width or fraction thereof.

**Chapter 16.17 GREEN BUILDING STANDARDS CODE**

**16.17.010 Document adopted by reference.**

**16.17.020 Reference to administrative provisions.**

**16.17.030 Section 202 added—Low-Rise Residential Building Definition.**

**16.17.040 Sections 202 amended—Sustainability Definition.**

**16.17.050 Section 4.304.1 amended—Irrigation Controllers.**

**16.17.010 Document adopted by reference.**

(a) The City Council of the City of Monterey Park adopts the 2010 Edition of the California Green Building Standards Code, as published by the State of California, as Chapter 16.17 of Title 16 of this Code, except such portions as are deleted, modified, or

amended as set forth in this chapter. Said Code is adopted and incorporated as if fully set forth herein.

(b) The purpose of this Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City.

**State law references:** Adoption by reference, Government Code § 50022.1 et seq.

**Sec. 16.17.020. Chapter 1 amended.**

The text within Chapter 1 is deleted and replaced with the following:

**Chapter 1**  
**Administrative Provisions**

**Section 101.** For administrative provisions for this Code, see Sec. 16.01.040.

**Sec. 16.17.030. Section 202 amended.**

Section 202 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**LOW-RISE RESIDENTIAL BUILDING.** A building that is of Occupancy Group R and is six stories or less, or that is a one- or two-family dwelling or townhouse.

**Sec. 16.17.040. Section 202 amended.**

Section 202 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SUSTAINABILITY.** Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

**Sec. 16.17.050. Section 4.304.1 amended.**

Section 4.304.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**4.403.1 Irrigation controllers.** Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection and must comply with the following:

1. Controllers must be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall must have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

**Section 5: CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION.** The City Council determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefore. This Ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

**Section 6: SAVINGS CLAUSE.** Repeal of any provision of the MPMC or any other regulation by this Ordinance does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

**Section 7: SEVERABILITY.** If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

**Section 8: VALIDITY OF PREVIOUS CODE SECTIONS.** If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes.


**Section 9:** The City Clerk must certify as to the adoption of this ordinance and cause the summary thereof to be published within fifteen calendar (15) days of the adoption and post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code § 36993 *et seq.*, for the City of Monterey Park.

**Section 10. Effective Date.** This Ordinance will take effect thirty (30) days after its adoption pursuant to California Government Code Section 36937.

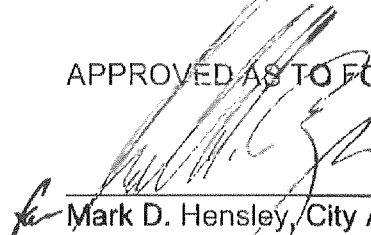
PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Monterey Park, held on the 8<sup>th</sup> day of December, 2010.

  
Betty Torr Chu, Mayor

ATTEST:

  
David M. Barron, CMC, City Clerk  
12-15-10

APPROVED AS TO FORM:

  
Mark D. Hensley, City Attorney

State of California )  
County of Los Angeles) §.  
City of Monterey Park )

I, David M. Barron, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. 2080 was introduced, and placed upon its first reading at a meeting of the City Council of the City of Monterey Park, held on the 17<sup>th</sup> day of November, 2010. That thereafter on the 8<sup>th</sup> day of December, 2010, said Ordinance was duly passed, approved and adopted by the following vote:

Ayes:	Council Members: Wong, Ing, Venti, Lau, Chu
Naes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None

Dated this 8<sup>th</sup> day of December, 2010.

  
David M. Barron, CMC, City Clerk  
City of Monterey Park, California  
12-15-10

Monterey Park Amendments  
To The  
2010 California Codes

FINDINGS OF FACT AND SUMMARY OF CHANGES

THIS ATTACHMENT SETS FORTH THE FINDINGS WITH RESPECT TO LOCAL CONDITIONS WITHIN THE CITY OF MONTEREY PARK WHICH MAKE CERTAIN MODIFICATIONS AND CHANGES TO THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA RESIDENTIAL CODE, THE 2010 CALIFORNIA PLUMBING CODE, THE 2010 CALIFORNIA MECHANICAL CODE, THE 2010 CALIFORNIA ELECTRICAL CODE AND THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE AS ADOPTED BY THE STATE OF CALIFORNIA.

**Section 1**

The City Council of the City of Monterey Park finds as follows:

The Health and Safety Code Section 17958 provides that the City of Monterey Park will adopt Ordinances and regulations imposing the same or modified or changed requirements as are contained in the regulations adopted by the State pursuant to Health and Safety Code Section 17922; and

The City of Monterey Park is mandated by Health and Safety Code Section 17922 to impose the same requirements as are contained in the 2010 Editions of the California Building Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, and the California Green Building Standards Code (hereinafter referred to collectively as "Codes"); and

The Health and Safety Code Section 17958.5(a) permits the City of Monterey Park to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geological or topographic conditions; and

The Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the Codes, will make an express finding that such changes or modifications are reasonably necessary because of local climatic, geological or topographic conditions; and

The Building and Safety Division have recommended that changes and modifications be made to the Codes and have advised that certain said changes and modifications to the California Building Code, 2010 Edition and California Residential Code, 2010 Edition and the California Plumbing Code, 2010 Edition and the California Mechanical Code, 2010 Edition, the California Electrical Code,

2010 Edition and the California Green Building Standards Code, 2010 Edition are reasonably necessary due to local conditions in the City of Monterey Park.

Amendments related to fire and life-safety contained in Sections 312.1, 504.2, 506.3, 506.4.1, 717.3.2, 717.3.2, 717.4.3, 901.1.1, 901.4.5, 903, 905.3.11, 907.1.6, 907.2, Table 1505.1, 1505.1.3, 1613.6.1, 1613.6.7, 1613.8, 1613.9, 1613.10, 1613.11, 1613.12, 1613.13, 1704.4, 1704.8, 1704.9, 1705.3, 1710.1, 1710.2, 1807.1.4, 1807.1.6, 1809.3, 1809.7, Table 809.7, 1809.12, 1810.3.2.4, 1908.1.11 thru 14, 1908.1.2, 1908.1.3, 1908.1.8, 1909.4, 2204.1.1, 2205.4, 2304.11.7, 2305.4, 2305.5, 2306.2.1, Table 2306.2.1(3), Table 2306.2.1(4), 2306.3, Table 2306.3(2), 2306.7, 2308.3.4, 2308.12.2, 2308.12.4, 2304.9.1 and 2308.12.5, 3109.1, 3109.4.1.10, 3109.4.4.1, 3901.4.4.2, 3109.6 and Appendix I, 1101.1 of the 2010 Edition of the California Building Code; Sections R301.1.3.2, R301.1.4, Table R301.2(1), R301.2.2.2.5, R311.2.2.3.5.1, R322.1.4.1, R401.1, R403.1, R404.2, R501.1, R503.2.4, Table 602.3(1), Table R602.3(2), Table R602.10.1.2(2), Table R602.10.2, Figure R602.10.3.2, Figure R602.10.3.3, R602.10.3.3, R602.10.4.1, R602.10.4.1.1, R602.10.7.1, R606.2.4, R606.12.2.2.3, R602.3.2, R802.5.1(9), R802.8, R802.10.2, R803.2.4 and R1001.3.1 of the 2010 Edition of the California Residential Code; Sections 202, 4.304.1 of the 2010 Edition of the California Green Building Standards Code as recommended herein are found to be reasonably necessary due to the following local conditions.

#### **A. Climatic Conditions**

1. Hot, dry Santa Ana winds are common to all areas within the City of Monterey Park ("City"). These winds, which can cause small fires which spread quickly, are a contributing factor to the high fire danger in the area, and create the need for an increased level of fire protection. This added protection will supplement normal fire department response available and provide immediate protection for life and safety of multiple occupancy occupants during fire occurrences.

2. Los Angeles County and the City are located in a semi-arid Mediterranean type climate, which predisposes all fuels, including wood shingles to rapid ignition and causes the spread of fire. Therefore, there exists a need for additional fire protection measures.

3. The warm, dry climate is conducive to swimming pools which creates a higher probability of child drowning where pools are unprotected.

#### **B. Geographic Conditions**

1. The City and the greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including without limitation,

the recent 1994 Northridge Earthquake. The proposed modification emphasize that the design concern is for seismic-force-resisting elements and therefore need to be incorporated into the Code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the International Building Code. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection of building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake.

The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. As noted by "Planning Scenario on a Major Earthquake Department on the Newport-Inglewood Fault Zone, 1988, State Conservation, "page 59, "unfortunately meeting the minimum earthquake standards of building codes barely places a building on the verge of being legally unsafe";

2. Traffic and circulation congestion presently existing in the City often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.

3. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in onsite fire protection systems to protect occupants and property until fire fighting apparatus and personnel arrive on the scene. The City is located in an area subject to a climatic condition of high winds and low humidity. This combination of events creates an environment which is conducive to rapidly spreading fires. Control of such fires requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, ASCE-7, Section 6, Figure 6 - 2 Height Adjustment Table identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.



The City is located in the middle of a seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks, there exists a need to provide increased protection for anyone on upper floors.

4. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly.

### C. Topographic Conditions

1. The City is in an area with a high percentage of structures on hillsides. Access for fire or rescue response and staging for firefighting are made difficult due to the terrain.

### Section 2

Amendments to the 2010 Editions of the California Codes are found reasonably necessary based on the climatic, geological and topographic conditions cited in Section 1 of this Attachment and are listed as follows:

2010 California Building Code		
Code Section	Topic	Finding
Chapter 1	Administrative Provisions	Administrative
312.1	Swimming Pool Occupancy Classification	A-3
504.2, 506.3 and 506.4.1	Heights and Area	B-1, B-2, B-3, C-1
717.3.2	Draftstopping	A-1, A-2, B-4, C-1
717.3.2	Draftstopping	A-1, A-2, B-4, C-1
717.4.3	Draftstopping	A-1, A-2, B-4, C-1
901.1.1	Automatic Fire Sprinklers	Administrative
901.4.5	Automatic Fire Sprinklers	Administrative
903	Automatic Fire Sprinklers	Administrative
905.3.11	Standpipes	Administrative
907.1.6	Fire Alarms	Administrative
907.2	Fire Alarms	Administrative
Table 1505.1	Roof Covering	A-1, A-2, B-4, C-1
1505.1.3	Roof Covering	A-1, A-2, B-4, C-1

1613.6.1	Assumption of Flexible Diaphragm	B-1
1613.6.7	Building Separation	B-1
1613.8	BRBF Period Parameter	B-1
1613.9	Values for Vertical Combinations	B-1
1613.10	Section Stability Coefficient	B-1
1613.11	Subdiaphragm	B-1
1613.12	Hillside Building	B-1
1613.13	Suspended Ceiling	B-1
1704.4	SI for Concrete Construction	B-1
1704.8	Driven Deep Foundations	B-1
1704.9	Cast-in-Place Deep Foundations	B-1
1705.3	Seismic Resistance Inspection	B-1
1710.1	Structural Observations General	B-1
1710.2	Structural Observations Seismic	B-1
1807.1.4	Permanent Wood Foundation Systems	B-1
1807.1.6	Prescriptive Design of Foundation Walls	B-1
1809.3	Stepped Footings	B-1
1809.7 & Table 1809.7	Prescriptive Footings	B-1
1809.12	Timber Footings	B-1
1810.3.2.4	Timber	B-1
1908.1.11 thru 14	Reinforcement	B-1
1908.1.2	Intermediate Structural Wall	B-1
1908.1.3	Wall Pier	B-1
1908.1.8	Minimum Reinforcement	B-1
1909.4	Structural Plain Concrete Design	B-1
2204.1.1	Consumables for Welding	B-1
2205.4	SCBF Member Type	B-1
2304.11.7	Wood Used in Retaining Wall	B-1
2305.4	Quality of Nails	B-1
Section 2305.5	Hold-down Connectors	B-1
2306.2.1, Table 2306.2.1(3) and Table 2306.2.1(4)	Wood Diaphragm	B-1
2306.3 & Table 2306.3(2)	Wood Shear Walls	B-1
2306.7	Other Shear Walls	B-1
2308.3.4	Brace Wall Line Support	B-1
2308.12.2	Concrete or Masonry	B-1
2308.12.4	Braced Wall Sheathing	B-1
2304.9.1	Fastener Requirement	B-1
2308.12.5	Attachment of Sheathing	B-1

<b>2010 California Residential Code</b>		
<b>Code Section</b>	<b>Topic</b>	<b>Finding</b>
R301.1.3.2	Wood Frame Structures	B-1
R301.1.4	Slopes Steeper Than 33%	B-1
Table 301.2(1)	Design Criteria	Administrative
R301.2.2.2.5	Irregular Buildings	B-1
R311.2.2.3.5.1	AISI S230 Section B1	B-1
R322.1.4.1	Design Flood Elevations	B-1
R401.1	Foundation Application	B-1
R403.1	General Footings	B-1
R404.2	Wood Foundation Walls	B-1
R501.1	Application	B-1
R503.2.4	Openings In Horizontal Diaphragms	B-1
Table R602.3(1)	Fastener Schedule	B-1
Table R602.3(2)	Alternate Attachment	B-1
Table R602.10.1.2(2)	Bracing Requirement	B-1
Table R602.10.2	Intermittent Bracing Method	B-1
Figure R602.10.3.2	Alternate Braced Wall Panel	B-1
Figure R602.10.3.3	Portal Frame	B-1
R602.10.3.3	Method PFH	B-1
R602.10.4.1	Continuous Sheathing	B-1
R602.10.4.1.1	Method CS-PF	B-1
R602.10.7.1	Braced Wall Panel	B-1
R606.2.4	Parapet Walls	B-1
R606.12.2.2.3	Reinforcement for Masonry	B-1
R602.3.2	Single Top Plate	B-1
R802.5.1(9)	Joist Heel Joint Connection	B-1
R802.8	Lateral Support	B-1
R802.10.2	Design of Wood Trusses	B-1
R803.2.4	Openings in Horizontal Diaphragms	B-1
R1001.3.1	Vertical Reinforcing	B-1

<b>2010 California Green Building Standards Code</b>		
<b>Code Section</b>	<b>Topic</b>	<b>Finding</b>
202	Low-Rise Residential Building Definition	Administrative
202	Sustainability Definition	Administrative
4.304.1	Irrigation Controller	Administrative

Additional amendments have been made to Codes are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes enforced by the City.

The aforementioned amendments have been incorporated in detail in Ordinance  
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